



Arun District Council
Arun Civic Centre
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13th October 2020

Arun District Conservation Area Advisory Panel
c/o Civic Centre

Dear Sir/Madam,

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/247/20/PL

Site Address: 57 River Road Littlehampton BN17 5DD

Description of works: Partial demolition of existing building, retention of boundary wall & street facade, partial demolition of boundary wall to incorporate new pedestrian gateway & gate, erection of 6 No. flats in 2 blocks connected by shared stair & lift core, on site parking yard for 8 No. cars & 8 No. cycles & space for communal refuse & recycling bins. This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

Thank you for your internet representation made on 12th October 2020 which has been recorded as no objection with the comments as follows:

OWPC30306

(1) The existing building dates to the early/mid 19th Century and although altered over the decades it still retains its form and appearance as a riverside warehouse. It is the last intact building of its type remaining on the east side of the river and its rarity value is acknowledged in the Littlehampton Historic Character Report 2009 (p37). It is a visual reminder of the river related activities that helped fuel the economic development of the town in the 19th Century. As such its heritage significance lies in its form, appearance, construction, materials and original use, further enhanced because of its rarity value. The building also makes a strongly positive contribution to the character and appearance of the River Road Conservation Area and is included in the Council's list of buildings of character.

(2) Given the high local heritage value of the building and its need to be considered as a non-designated heritage asset, every attempt should be made to retain it without substantial removal of historic fabric. The condition report submitted with the application does not indicate that the building is in poor structural or dangerous condition and the issue surrounds the viability of finding uses for the building given the costs of repair. In coming to a possible view that the substantial demolition of the building should be permitted, the Council needs to be fully satisfied that there is no viable appropriate use for the building including residential conversion, and that there is no possibility of an historic building preservation trust taking on the repair works and finding an appropriate use.

(3) Assuming the Council is minded to grant permission then, If carried out in high quality materials and finishes and detailing, the proposed new buildings should make a positive contribution to the character and appearance of the conservation area. Perhaps more details are needed in respect of the glazed link between the buildings containing the access stairways since as shown currently on the plans it appears rather

discordant in form and massing with those of the other structures.

(4) If the Council is minded to grant planning permission then it is recommended that the inclusion of the following conditions should be considered :

(a) the submission of precise details of materials and finishes for the walls and roofs of the proposed buildings and of hard landscaping.

(b) given its rarity value, a requirement that the existing building is properly recorded prior to any works of demolition being undertaken and the records then deposited with Littlehampton Museum.

(c) the submission of a method statement indicating how the retained front elevation will be protected during construction works and how its long term stability will be ensured.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email.

It is therefore important that you keep us informed if this changes during the course of this application.