

From: Elaine Walby on behalf of Planning.Responses
Sent: 22 April 2026 17:26
To: Planning Scanning
Subject: FW: LU/25/26/PL

PL- Consultation- Conservation Officer response

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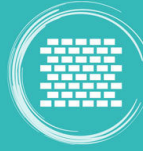
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 22 April 2026 16:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: LU/25/26/PL

LU/25/26/PL

Address: 6A & 7A Selborne Road and 25B & 25C Western Road Littlehampton BN17 5NN

Proposal: Change of use from light industrial with 1 No flat to 7 No flats, first floor extension and solar pv panels on the flat roof.

Heritage Assets:

The Site – Locally Listed Non-designated Heritage Asset

The site comprises a former workshop and service building of modest scale, which is arranged around a small yard with access from Western Road. It has an irregular L-shaped and linear plan form and is built up to the back of the pavement along Selborne Road. It has changed and altered over time, and these additions help the evolution of the building to be read and understood.

The elevations are utilitarian in character, particularly along Selborne Road, where the long single-storey frontage is punctuated by large vertically boarded doors and limited window openings. A horizontal band of multi-pane glazing above one of the main doors suggests former workshop lighting needs while maintaining security. The two-storey element has simple brick elevations with a pleasing brick bond. Decorative detailing throughout is extremely restrained, with interest limited to subtle projecting rendered panels, simple parapets and brick bonds.

Roof forms are varied and include shallow pitches, flat sections, reflecting piecemeal alteration over time.

The site contrasts with the surrounding residential terraces and adds variety to the streetscape. The building remains legible as former workshops premises through the retention of an industrial aesthetic despite its evolution. The retention of its industrial character helps preserve evidence of historic employment and service functions within the area. A particular feature is the enclosed, almost hidden nature of the complex when viewed from Western Road, which enhances its distinctive backland character. The yard itself is also of note and is formed by two other positive buildings. This space contributes towards the industrial character. These factors contribute towards its character and appearance.

Overall, the restrained detailing and functional layout clearly express the site's historic industrial origins, contributing a distinctive and robust character within an otherwise predominantly residential context.

The Littlehampton (Seafront) Conservation Area

The conservation area comprises a mix of listed residential terraces from multiple periods, including Georgian, Regency and Victorian properties. There is a relatively high number of listed and locally listed buildings within the boundary.

To the south, along South Terrace, there is a row of three-storey listed Georgian and Regency properties which possess striking iron balconies, interspersed with later 1860s stucco-rendered terraces. The oldest buildings consist of a number of three-storey Georgian and Regency properties built in pairs and short rows as part of a longer terrace.

Nos. 1 and 2 Selbourne Place are Gothic Revival semi-detached houses built circa 1865 by architect William White as seaside homes for his family, and introduce a contrasting architectural style within the conservation area.

North of these, smaller properties arranged in short rows along Western Road and Norfolk Road contrast with the larger properties along the frontage.

These houses are domestic in scale and, as each pair or group was built individually, there is a variety of architectural detail without a corresponding loss of harmony.

The architectural interest of the conservation area's heritage assets is enhanced by both their individual features and the visual connections between them. Original boundary walling, including areas of honeycomb walling along some road frontages, makes an important contribution to the character of the area. Chimneys are a key visual component of the skyline, featuring prominently in views both into and out of the conservation area. Aesthetically, stucco and brick predominate, with some buildings also constructed from flint and brick, and most possessing slate roofs. Balconies and gables within some terrace groups further reinforce the area's architectural character.

Close to the site are also other listed and locally listed buildings which also contribute towards the established character of the conservation area.

Comments:

The site extends between two roads and therefore is visible from both the front and rear. As a result, a greater proportion of the building is visible than would normally be the case, including the full northern elevation. The site retains a distinctly industrial character, which contributes positively to the conservation area.

The site reflects its historic industrial and commercial use and the mixed-use nature of the conservation area. The building is experienced in the context of a neighbouring shop and a former public house and is one of a limited number of current or former non-residential uses in the area. Taken together, the buildings and the wider site make a positive contribution to the character and appearance of the conservation area and to the surrounding built form.

The site appears to comprise two distinct elements: a part single-storey element and a part two-storey element, likely reflecting differing construction dates as evidenced by historic mapping.

The two-storey element is of brick construction with sliding sash windows, while the single-storey element is rendered and includes decorative relief detailing. There is also a courtyard area visible from one of the adjoining roads, which serves to set the building back from the street. This space helps to create a sense of a small enclave and contributes positively to the setting of the building.

There is clearly potential for the building. In principle, the proposed change of use to residential is considered logical and would assist in bringing the building back into active use, helping to secure its long-term maintenance and an acceptable state of repair.

However, the design of the proposal as currently submitted is considered problematic for a number of reasons. It does not reflect or respect the building's industrial character, either through the loss of original features or the use of inappropriate materials and details such as windows and doors.

Unlike the existing building, which is clearly broken down into smaller elements, the upward extension reads as a single, large mass which runs continuously across much of the building. It does not reflect the stepped, piecemeal form of the existing building.

The proposed fenestration pattern is inappropriate. The large historic openings, which are essential to the appearance and character of the building on the northern elevation would be infilled and replaced with smaller, domestic-scale windows that are out of keeping with the original form and function of the building. The existing large doors should be adapted so that they allow light into the building, while retaining these openings as positive contributing features. This is a known approach in traditional buildings such as this one.

Further, the first-floor windows introduced as part of the upward extension do not reflect the industrial character of this elevation. Their regular spacing and domestic proportions give the building a residential appearance, rather than responding to the more functional and robust character of the original structure. Their use in this part of the building is therefore considered inappropriate and not characteristic of the building's historic industrial form or function.

The use of uPVC within the conservation area is also a concern, as is the overall quality of detailing, including the design of both windows and doors. The retention of a garage is further questioned, as this space could potentially be more effectively utilised as habitable accommodation if appropriately designed.

Furthermore, the southern elevation of the upward extension introduces standard modern casement windows which are overtly domestic in appearance and lack the depth, proportion and robustness associated with industrial or commercial buildings. These too are out of character.

Although the inclusion of solar panels is acknowledged as a positive feature, they do not appear to be a positive feature as designed. This approach followed needs revision.

Overall, the scheme is considered to be a design that fails to respond positively to the character and significance of the building and its setting.

There are also issues with the internal layout of the building, although these are not necessarily heritage matters. Ideally, historic divisions and walls would be retained and used to help inform the new layout. This could include a more open-plan arrangement that retains character while providing modern living spaces.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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