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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 16 March 2026 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: LU/33/26/S73

LU/33/26/S73

Address: Land to the East of Flint Acre Toddington Lane Littlehampton BN17 7PN

Proposal Variation of condition 2 imposed under LU/139/24/PL relating to approved plans and condition 3 relating to rewording of condition

The Assets:

The Old Farmhouse & Holly Cottage: The South wing is identified as being C16 or early C17. It is 2 storeys of flints with red brick dressings, quoins and stringcourse. Crow-stepped gables and chimney breasts at the ends, east chimney breast much wider than the West; modern shafts. Casement windows, modern on ground floor with timber mullion and transoms under segmental

arches on 1st floor. 2 small blocked original mullion windows in the west wall. Slate roof. C19 North wing in similar style. 2 storeys, brick, ground floor under segmental arches. 2 crow stepped gables to North. It is considered to derive its significance from its architectural and historical interest.

Dovecote at Toddington Farm: The Dovecote is dated 1699 and is a 2 storey square building with flint elevations and a tiled roof. It is attached to, and forms part of the property known as Old Byrne House. It lies on the far western side of the plot. The remainder of Old Byrne House comprises former agricultural buildings which have been converted into residential use. The property generally lies within its own residential curtilage, which is partly separated from the application site. The dovecote is considered to derive its significance from its architectural and historical interest.

The site is also in close proximity to a third: Toddington House. This is a C.16 or early C.17 timber framed house now faced with brick and flints. There are attractive barns in the grounds which have been converted into other uses. It is considered to derive its significance from its architectural and historical interest.

Comments:

The proposal is for a revision to a previously approved house. There is already a good amount of existing vegetation around the site, which helps to screen it and separate it from the nearby listed buildings. Further to this, I am also aware of the fact that permission has already been granted for a new house on a site to the immediate south-west. This forthcoming development will also help to reduce intervisibility between the listed buildings and the proposed dwelling. As a result, the new building is unlikely to be clearly seen in the context of the neighbouring listed buildings when viewed from the road.

The settings of the listed buildings have already been affected as a result of the extensive existing/emerging development that is currently taking place in the immediate locality.

In my view, subject to the retention and enhancement of the existing boundary screening (including the introduction of additional planting where necessary), the proposal would cause no further harm to the settings of the heritage assets beyond that which already exists.

Conclusion

The proposal will not cause further harm to the significance of the assets or 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

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