

Heritage Statement

71 High Street, Littlehampton, BN17 5AE

LPA Ref: LU/382/21/PL

Refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, 23 bed HMO scheme above together with the change of the use to the former bank (Use Class E) to four commercial units (Use Class E). This application may affect the setting of a listed building.

National Planning Policy Framework

Paragraph 185 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 192 states that in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Impact on Heritage Asset

Paragraph 194 of the NPPF directs that the effect of an application on the significance of a heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The council considers that its historic areas make a significant contribution towards the character, appearance and attractiveness of the district.

These historic areas are important to not only the cultural inheritance, economic well-being but also quality of life. Consequently, the council has designated them as Conservation Areas in accordance with section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas being 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'.

As of October 2013, twenty nine areas within the district Local Planning Authority area are considered to have a special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This includes Littlehampton (East Street).

Heritage assets are defined in the NPPF as being:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). The following assets are key.

Nationally Listed Buildings

A Listed Building is one that has been identified by the Secretary of State as being of "special architectural or historic interest". As such it is worthy of special protection. In considering whether a building is worthy of this special protection the following guidelines are used:

- All buildings built before 1700 and have survived in anything like their original form;
- Most buildings dating from 1700 to 1840 will qualify unless they have been altered unsympathetically.
- After this date, only buildings that are of exceptional quality, or have been designed by an important architect, or represent an innovative form of construction, are listed.

Locally Listed Buildings

Throughout the District there are buildings and structures which, while not Listed Buildings, are of good quality design and appearance; that are important features in their own right; and which may also contribute to the character and appearance of the area. They illustrate, and are reminders of, the historical development of an area and are worthy of recognition and retention wherever possible. These are identified as being a Building or structure of Character.

Conservation Areas

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act).

It is considered that the level of development is limited. In addition, it is important to note that the buildings fall outside of a designated Conservation Area.

Therefore, the only consideration regarding the works will be setting.

The scale and design of the development does not result in any harm to the designated heritage asset.