

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter [here](#)



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 March 2022 17:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/382/21/PL

LU/382/21/PL

71 High Street Littlehampton BN17 5AE

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.

Whilst the application includes a heritage statement, it provides little information regarding the significance of the heritage assets affected. A map-based assessment has identified the following assets in the local area:

Non-Designated Heritage Assets

- 71 High Street
- Various other Locally Listed Buildings or Structures of Character in Beach Road and The High Street

Designated Heritage Assets

- 67/69 High Street and 1 East Street
- The East Street Conservation Area

71 High Street

71 High Street has been identified by the LPA as a Buildings of Character and as a result is a non-designated heritage asset. The building appears to date to the early 20th Century and is of an attractive, simple design with rough cast rendered elevations, along with painted timber vertically sliding sash windows. Such windows form a positive part of the elevations. It forms an attractive group along with those buildings that form the junction of East Street, High Street and Beach Road. These buildings can be identified as being of some group value.

Whilst partly three storeys, the building steps down in height to a single storey element. Of note is the step down from three storeys to two which is emphasised with the ogee guttering. This is an attractive feature of the building as seen from East Street and reflects the reduction in height of buildings on the opposite side of the road (buildings reduce in height from three storeys, then 2.5 and then 2 storeys). This reduction in the height of the buildings is also reflective of the smaller scale buildings found more generally in East Street.

67/69 High Street and 1 East Street

67/69 high street and 1 east street is a mid-to-late C18, three storeyed building, which is located on the corner of East Street and the High Street. It is a mid-to-late C18 building of 3 storeys. Hipped tiled roof with Parapet, partly returned to East Street. Late C19 shop fronts. Painted stucco on the principal elevation whilst the return to East Street is painted brick. Canted bay shop window on East Street elevation in a similar style to those on the High Street front, but with canted bay window over. Modern shop front on North end of No 1 East Street. Nos 61 to 69 High Street (odd) form a group. It forms the transition between the town centre and the historic development of East Street. It is currently used as a shop/estate agents. The building is considered to be of historical importance.

The East Street Conservation Area

The boundary of the East Street Conservation Area commences only 20 or so metres beyond the northern boundary of the application site, and approximately 40m from the eastern boundary of the application site.

The conservation area is principally formed of a group of historic buildings which comprise East Street and the northern and part of the southern sides of Church Street. The buildings vary in construction date, ranging from the early 18th century church and cottages to the 19th and early 20th century villas and terraces, however they are of a commensurate scale and form, and many share a commonality of materials, creating a high quality consistent historic townscape. The buildings also form an important intact collection illustrating a key historic development phase of the town which has otherwise been subject to large areas of piecemeal re-development. The section of East Street leading out from High Street into the conservation area together with the application site itself could therefore be considered to form part of the approach into it and is therefore part of its setting.

Locally Listed Buildings or Structures of Character

In addition to No. 71, there are various other Locally Listed Buildings or Structures of Character in the surrounding area, including The Arcade, Lloyds Bank, and 2/4/6 Beach Road.

The Proposal

The proposal is to undertake what appears to be a substantial amount of work to the building. This includes the refurbishment and renewal of the first and second floors of the existing building to the southern side of the site, with a large new build proposal to the northern half of the site. The result

would be a two-storey co-living, 23 bed HMO scheme above the ground floor which would form four commercial units (Use Class E). Essentially the proposed works appear to consist of two elements:

- Change of use to HMO/provision of four commercial units (Class E Use)
- Redevelopment of the existing building and construction of a large extension

Change of use to HMO/provision of four commercial units (Class E Use)

The area around the building has a mixture of uses including commercial and retail and can be a vibrant location. Therefore, from a heritage perspective I have no objection to the uses proposed and am supportive of the introduction of additional commercial units for the ground floor of the building.

Redevelopment of the existing building and construction of a large extension

Whilst the proposed uses seem to be acceptable, I am of the opinion that the extension itself is problematical for a number of issues such as its size, height, scale, massing, form and detailing. It is also not fully clear how the extension has been based on an assessment of the host building and/or those older buildings surrounding it which greatly contribute towards the character of the area.

The proposed development will form a three storey extension which will accommodate the majority of the site (the remainder is already three storeys). The height and form of the building structure will appear incongruous, overlarge, and distinctly out of keeping with the two storey, pitched roof form of the buildings opposite and to the north of the application site. Unlike both the host building and most of those in the local area, the extension will have a large flat roof which will clearly be seen from the local streets be out of character. I am of the opinion that the nearby building on Church Street should not set a precedent for allowing a prominent roof in this location – this building is itself out of character with those buildings around it. The elevation of the extension is also not reflective of the host building and reads more as though it has been designed based on a standard list of parts.

The extension would also lead to the loss of the existing separation between the host building and the building identified as number 2 and 4 East Street, and the formation of continuous new development. This would also lead to the loss of the visual prominence of the existing host building along with the interesting detailing.

It is noted that the proposed windows will be UPVC in a design and method of operation that is conflict with the existing windows (which appear as vertically sliding timber sash windows). I should also point out that the loss of the existing windows which make a positive impact upon the building and local area is harmful and would have a negative impact and cannot be supported.

The NPPF states that new development can help to better reveal the significance of an assets, however, I am not sure how this proposed development achieves this approach. Whilst there may well be potential to provide a larger extension to the existing building, this would have to be of appropriate materials, design etc. This would require revised proposals than those currently presented here. It is therefore considered that the current proposed extension will detract from the settings of the assets.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with the relevant paragraphs of the NPPF (2021). As such, you will also need to

consider the public benefits that the development may achieve as part of your assessment of the application, a balanced judgement exercise, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to

<https://www1.arun.gov.uk/planning-application-finder>

