

From: Martyn White
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Cc: Anita Gardner
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The application affects a modern building which is located within the Littlehampton: River Road Conservation Area. It is noted that the application relates purely to a change of use of the existing building, and does not propose to alter its external appearance in any way.

The conservation area contains a mixture of 19th and 20th century buildings, and has been subject to a substantial amount of re-development over the last two decades; new terraces have been constructed, along with a new area of public open space.

The immediate area consists of attractive town house properties which front on to the pavement in regular building lines. These properties create a more formal character to the area. This is supplemented by a river walk which attracts pedestrians and tourists to the area.

The application site is also located opposite two Listed Buildings; No's 59 and 61 Surrey Street, which are important reminders of the development of this part of the town. Number 59 Surrey Street is a late C18, 3 storey brick property, and has sliding sash windows. Number 61 Surrey Street is an early C19, 2 storied building, with 3 windows. The left hand window of the ground floor is a later insertion with mullions and transom under a label. Both properties form part of a larger terrace, with other listed buildings located at the far end.

The Building was previously used as a café, tourist information centre and exhibition area since it was built. It has therefore been open to the public in some form for a number of years. The proposed use as a restaurant will ensure that the building remains open to the public, and that the local area remains a more lively part of the town. Further, the proposal will not affect the appearance of the building.

It is therefore considered that the change of use will not harm the character or appearance of both the Conservation area, nor the setting of the nearby Listed Buildings. The proposal is therefore considered to be in accordance with the relevant historic environment policies in the adopted Local Plan.

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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