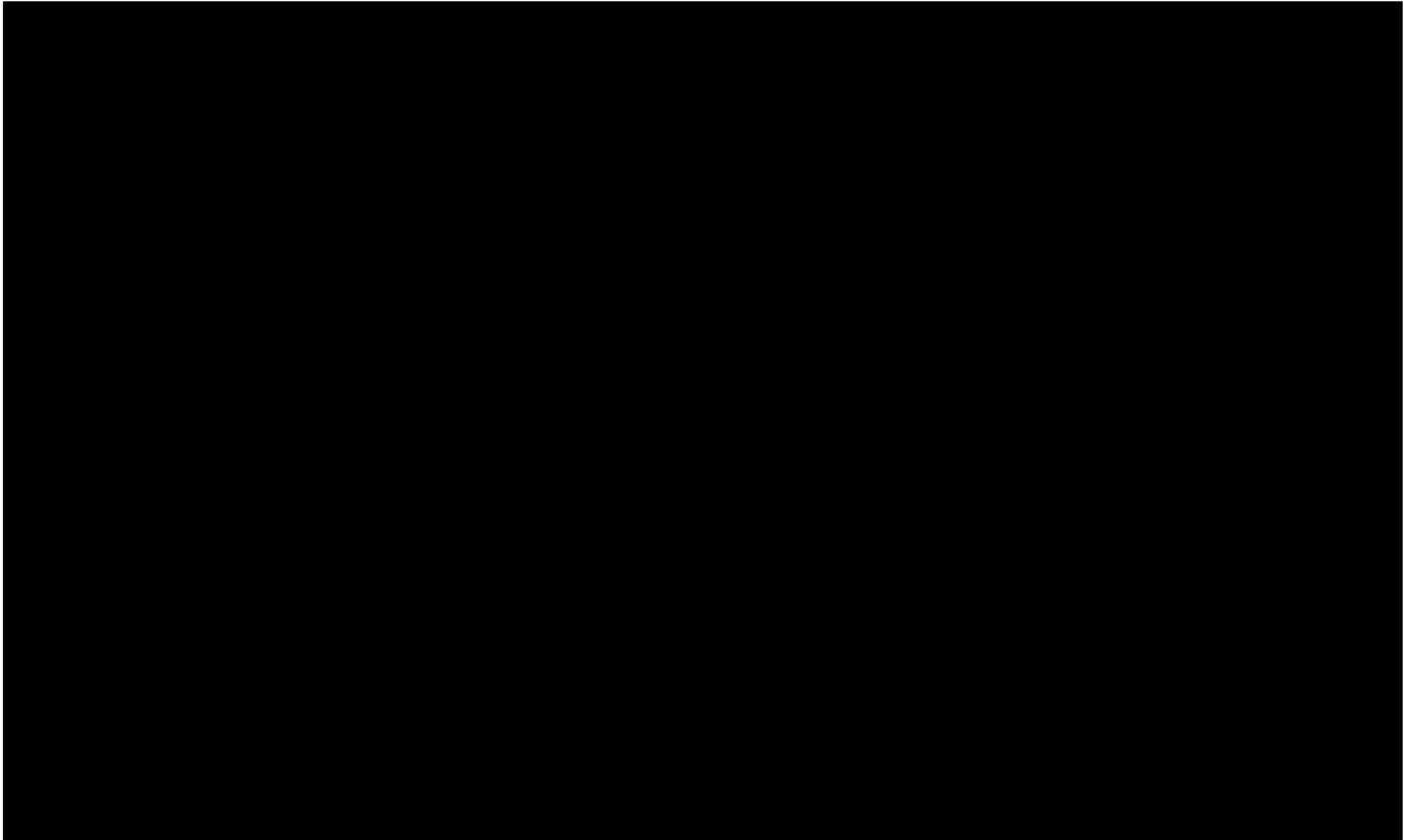




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 April 2022 17:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/70/22/PL

LU/70/22/PL

55A High Street Littlehampton BN17 5EJ

Change of use from travel agent Use Class E (a) (previous use class A1) to Nail Salon (Sui Generis). This site may affect the setting of a listed building and is in CIL Zone 4 (Zero Rated) as other development.

The nearest listed building to the application site is 72 High Street, which is located on the southern side of the road (to the southeast). It is identified as a mid C19 building with stucco elevations and stucco architraves to the windows. Moulded cornice and parapet. Entrance has flush panelled reveals and a rectangular fanlight. It is of architectural significance. The building is experienced in the context of a busy town centre and retail location, with buildings of various ages/styles/appearances and uses.

There are also a number of Locally Listed Buildings or Structures of Character (non-designated heritage assets) in the immediate area, all of which contribute to the character and appearance of the local area.

The Proposal

The proposal is a for the change of use of the building from a travel agent to a Nail Salon. There will not be any external alterations to the building, aside from updated signage (which I note will be subject to separate consents and therefore do not form part of this planning application). The

building is located within the town centre and surrounded by a number of retail units, all of which contribute to the vitality of the place. I am of the opinion that the proposed use will still reflect the town centre function, and as a result will not be out of character or cause harm.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage asset, and therefore not harm its significance. As a consequence, the application 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 Services



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

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