



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 29 April 2021 16:54
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/76/21/PL

LU/76/21/PL

71 Beach Road Littlehampton BN17 5JH

Sub-division of dwelling into 3 No. 2 bed flats. This application may affect the setting of a listed building & is in CIL Zone 4 (Zero Rated) as flats.

The building has been identified by the LPA as a Locally Listed Building or Structure of Character. It is also located within the Fitzalan Road, St. Catherine's Road etc, Littlehampton Area of Character. As a consequence, the proposal affects two non-designated heritage assets. In addition, St Catherine's Roman Catholic Church is a grade II Listed Building, as is the separately listed St. Catherine's Presbytery.

This area is characterised by large, mostly Edwardian, detached and semi-detached properties. These properties are substantial and grand in design with decorative barge boards, porches and balconies. Properties are principally 2 ½ and 2 storeys.

St Catherine's roman catholic church is an enlargement of original circa 1875 Chapel built for the duchess of Norfolk as one of 5 to commemorate the 'Five Holy Wounds'. Recast in 1883 by M E or C Hadfield. Stone, it has a C13 French exterior.

St. Catherine's Presbytery adjoins St Catherine's Roman Catholic Church and is built of stone rubble with ashlar dressings; slate roof and 2 stone chimneystacks to west behind the ridge. Features of note include decorative hopper heads to rain water pipes and a square stone tablet with carving of angels to first floor.

The Proposal

The proposal seeks permission for the sub-division of the dwelling into 3 No. 2 bed flats. I note that the property has had as number of uses and has previously been three flats (dating back to 2005) and a guest house for a few years. The heritage statement also identifies that permission has already been granted to change the use of the building to a single occupancy dwelling.

The local area is predominantly residential and the proposal to convert the dwelling into three apartments would not be out of character. I also note that the exterior of the dwelling would not be altered. This is positive, as I would not want the exterior or the amenity space to be changed. As a

consequence, I am of the opinion that the proposal will not cause harm to the various heritage assets.

Conclusion

The application is considered to not cause harm to the significance of the heritage 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 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 contact

www.arun.gov.uk/planning

