

From: Nicola Oktay on behalf of Planning.Responses
Sent: 12 May 2025 10:32
To: Planning Scanning
Subject: FW: LU/77/25/PL

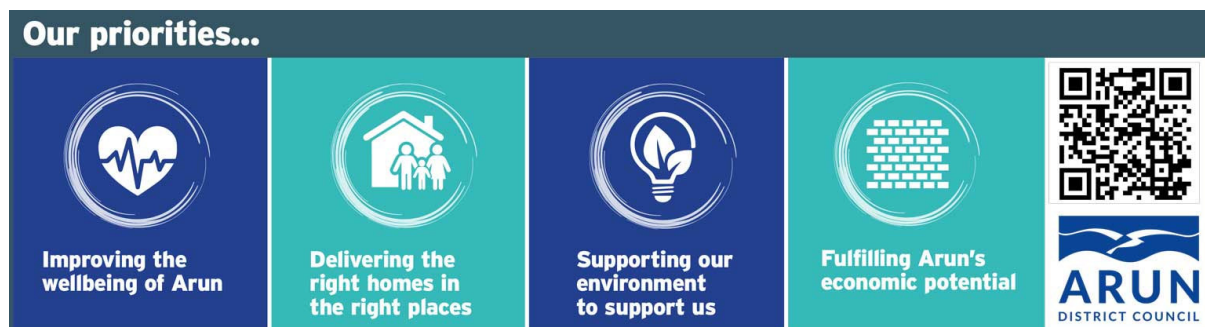
Conservation Officers response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 09 May 2025 16:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/77/25/PL

LU/77/25/PL

49 River Road Littlehampton BN17 5BZ

Change of use of ground floor of existing building from light industrial (Class B2/E) to residential (Class C3), to be used as ancillary accommodation including workshop, games room and utility space, with all habitable accommodation located and expanded on the first floor.

Number 49 River Road is one of two unlisted, but locally important buildings, which are rare survivals of the east bank wharves and quays. It is an attractive small warehouse that has been converted into an alternate use. It is two storeys with a pitched, gabled slate roof and brick /flint walls (some of which are clad with horizontal boarding). Timber windows and doors. It derives its significance from its architectural and historical interest.

The conservation area is centred on River Road and is characterised by its proximity to the river Arun, which runs in parallel. Most of the western extent of the road is parallel to the river. Wharves were developed in the area in the 18th century and, especially the early 19th century. The conservation area was enlarged and extended westwards in 1991 to include some of the remaining 19th century riverside buildings and those fronting Terminus Road which reflect the growth of the harbour at that period. It is of architectural and historic significance.

Houses in one part of the conservation area were originally occupied by town dignitaries and those who had an interest in the sea and seafaring. This group are two- and three-storey town houses dating from the early and mid-19th Century and were built as semi-detached houses or in short terraces.

The Proposal

the proposal is for the change of use of ground floor of existing building from light industrial (Class B2/E) to residential (Class C3). We are informed that the ground floor would be used to be used as ancillary accommodation including workshop, games room and utility space, with all habitable accommodation located and expanded on the first floor.

The existing conservation area is predominantly residential in use, and I am aware that permission has been granted for further residential development on a plot of land to the side of the building. This proposal will reflect the use of the first floor of the building and the predominant character of the conservation area. It is positive that there are no external alterations proposed. I am of the opinion that the proposal will therefore have a neutral impact.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Principal Conservation Officer, Planning

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