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- Submit planning application comments
- Report any planning compliance issues

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All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 09 April 2021 17:20

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: LU/84/21/PL & LU/85/21/L

LU/84/21/PL & LU/85/21/L

36 - 38 Surrey Street Littlehampton BN17 5BH

Change of use of premises to a mixed use comprising of 1 No. 4-bedroom HMO unit & retention of 1 No. bed-sit unit at first floor; 2 No. holiday let use units at ground floor with reduction in size of retained hairdressers & ancillary retail storage space & staff facilities to be provided at basement

level. This application affects the setting of listed buildings & affects the character & appearance of the Littlehampton (River Road) Conservation Area.

Number 36-38 Surrey Street is a Grade II Listed Building, it is also located within the Littlehampton: River Road Conservation Area. The site is adjacent to a number of designated heritage assets, namely: 20-24 Surrey Street (evens); The White Hart Public House, Surrey Street; 31-37 Floyds Corner, Surrey Street, as well as 1, 4, 5, 7, 8, 10 and 12 River Road.

There are also several non-designated heritage assets which have been identified on the List of Buildings or structures of Character, namely 1 & 2 Pier Road and Floyds Cottages.

The Littlehampton River Road Conservation Area developed in a number of stages during the first half of the 19th Century, with a significant amount of redevelopment in the late 20th Century. It has an urban character to it, evident in the presence of town houses/apartments which front directly on to the pavement. The area is an important reminder of the historical development of the town and contains a number of attractive buildings within it. As a consequence, it is also considered to be of both historical and architectural significance.

Surrey Street contains buildings of varying height, design and external materials, including brick and render for the walls and slate for the roofs (although a number of roofs are hidden behind parapets).

The Proposal

The applications seeks permission for a change of use of the premises to a mixed use comprising of 1, four bedroom HMO unit, the retention of 1 bed-sit unit at first floor, and 2 holiday let use units at ground floor level. The proposal will require that the existing space occupied by the hairdressers would be reduced at the ground floor level, whilst accommodating further space at the basement level.

The concept of the change of the use of the space is acceptable from a conservation area perspective as it enables compatible uses to be introduced; there is a mixture of residential and retail/commercial uses already present in the local area.

It is evident from looking at the existing and proposed floor plans that a significant amount of internal works have been undertaken in order to accommodate the new uses. As the works are in part retrospective, it is not possible to determine the scale of the impact i.e. in terms of the loss of historic fabric. It is considered that the proposed/implemented floor plan is acceptable as the majority of the floor plan is retained.

It is positive to note that there will be no alterations to the exterior of the building and that the Surrey Street frontage will maintain an active, commercial use.

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)

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