

From: Daun Johnson on behalf of Planning.Responses
Sent: 17 June 2026 11:11
To: Planning Scanning
Subject: FW: LU/95/26/PL

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 17 June 2026 11:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: LU/95/26/PL

LU/95/26/PL

Address: P and O Scaffolding Ltd Toddington Lane Littlehampton BN17 7PN

Proposal: Retention of change of use from agricultural land to scaffolding yard (Sui Generis).

The Assets:

The Old Farmhouse & Holly Cottage: The South wing is identified as being C16 or early C17. It is 2 storeys of flints with red brick dressings, quoins and stringcourse. Crow-stepped gables and chimney breasts at the ends, east chimney breast much wider than the West; modern shafts. Casement windows, modern on ground floor with timber mullion and transoms under segmental arches on 1st floor. 2 small blocked original mullion windows in the west wall. Slate roof. C19 North wing in similar style. 2 storeys, brick, ground floor under segmental arches. 2 crow stepped gables to North. It is considered to derive its significance from its architectural and historical interest.

Dovecote at Toddington Farm: The Dovecote is dated 1699 and is a 2 storey square building with flint elevations and a tiled roof. It is attached to, and forms part of the property known as Old Byrne House. It lies on the far western side of the plot. The remainder of Old Byrne House comprises former agricultural buildings which have been converted into residential use. The property generally lies within its own residential curtilage, which is partly separated from the application site. The dovecote is considered to derive its significance from its architectural and historical interest.

Comments:

The proposal is for the retention of the change of use from agricultural land to a scaffolding yard (sui generis). The application site forms part of a wider area subject to two concurrent applications for similar retrospective commercial/storage uses (B8 and sui generis).

The application site does not form part of the setting in which the significance of the listed buildings is experienced, either from the public realm or within their curtilages. It would appear that there is effectively no intervisibility, including from publicly accessible viewpoints, between the site and the listed buildings, and the use is not experienced in conjunction with the heritage assets – partly as a result of garden space, boundary treatments, intervening built form, and the approved construction of two new dwellings between the application site and the listed buildings. As a result, the proposal does not influence the way in which the significance of the listed buildings is understood, including the appreciation of their form, plan and historic function within their immediate curtilage.

Further, the wider setting is already influenced by modern residential development; however, the significance of the listed buildings is derived primarily from their immediate enclosure, traditional boundary treatments and domestic curtilage, which are unaffected. The application site is experienced as a separate commercial yard, accessed independently and not perceived as part of the setting of the listed buildings. On that basis, the proposal is considered to preserve the significance of the listed buildings, including their setting, and results in no harm.

Conclusion

The application is considered to preserve the significance of the heritage assets, including their setting, and therefore results in no harm. 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 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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