



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 30 July 2021 18:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: R/146/21/PL

R/146/21/PL

106 The Street Rustington BN16 3NJ

External placement of tables and chairs to be used in conjunction with the existing use of the building.

Whilst the building is not a heritage asset or located within one, it is located adjoining the Rustington Conservation area and close to some listed Buildings: 81, 83 and 85 (Abbotts Lodge).

Number 81 The Street was originally the stables of the larger building to the east, now Nos 83 and 85. It is an early C.19 building of two storeys which is faced with cobbles with red brick dressings and quoins. It has a half-hipped tiled roof. The building is considered to be of architectural and historic significance.

Numbers 83 and 85 The Street form one Grade II listed building, which originally formed a large early C19 house. It is two storeys being faced with cobbles with red brick dressings and quoins. There is a slate roof in three hips. The building is considered to be of architectural and historic significance.

The Rustington Conservation Area covers the original part of the village centre. It contains a mixture of fine buildings which are of aesthetic (fortuitous), architectural and historical significance.

The Proposal

The proposal is for the external placement of tables and chairs to be used in conjunction with the existing use of the ground floor of the building. This use appears to be that of a public house or similar.

The building is already located within a substantial retail centre which contains a mixture of uses, including other similar establishments.

Whilst the tables and chairs would be visible from the street, they will be set back from the pavement, and would only be used until 7:30 in the evening. Further, whilst the application site is close to the listed buildings, they are screened by flint walling and vegetation, which removes the opportunity of the proposal being seen in their context.

As a consequence, I am of the opinion that the proposal is acceptable and won't cause harm.

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 click on the link below

www.arun.gov.uk/planning



Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.