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To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: AB/101/19/HH

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Arundel is located astride the banks of the River Arun, north of the urban coastal area. It is a multi-layered historic town with a wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside settlement.

The Old Slipway occupies a prominent situation in River Road and is clearly viewed from the river and certain locations in Fitzalan Road. The building is part of a later C20 development which attempts to replicate elements of traditional riverside warehousing.

There are two listed buildings in close proximity to the site; numbers 19 and 24 River Road. These listed buildings are considered to be of architectural and aesthetic significance.

The proposal is to remove the existing south facing living room window and install inward opening French doors. A galvanised and painted steel balcony will be fixed to the face of the building. The remaining living room window on the side (west) elevation and the two bedroom windows on the rear (south) elevation, will also be replaced.

It is considered that the location of the proposed balcony, at the west end of the building, acts as a “bookend” to the balcony to the neighbouring flat, and thereby not harm the balance and symmetry of the elevation fronting on to the river.

The replacement windows and the new French Window should match the existing joinery in terms of appearance, and it would appear from the submitted information that this would be the case.

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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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