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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 16 March 2026 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: AB/10/26/S73

AB/10/26/S73

Address: Howth House 33 Tarrant Street Arundel BN18 9DG

Proposal: Variation of condition 2 imposed under AB/79/25/HH in relation to approved plans.

Heritage Assets:

- Howth House
- Arundel Conservation Area

Howth House

Howth House is a late C18, terraced house. The front (northern) elevation is red brick, whilst the eastern elevation is nodular flint with red brick dressings. Brick modillion eaves cornice and a hipped tile roof. Four storeys including basement level.

The ground floor has canted bay with three double-hung sash windows, and cornice over, and one six-panelled door in moulded frame with pediment supported by consoles and elaborate mid-C19 knocker. Wooden beam flush with brickwork above all of the ground floor openings suggest that they might be later insertions, as does a double-hung sash cellar window very deeply recessed under the canted bay. Two flush-framed double-hung sash windows with glazing bars on first and second floors on the front elevation make a positive contribution towards the appearance of the building.

The building is considered to derive its significance from its architectural and historic interest.

Arundel Conservation Area

The property is also located within the Arundel Conservation Area. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Tarrant Street in particular is an attractive street which is carved into the hill side. It contains a mixture of retail and residential uses. All of the properties front directly onto the pavement/road, and are faced with a mixture of render, brick and flint. The presence of one pavement along this section of the road, along with varied and mixed elevations to the properties is features which enhance the character of the road.

Comment

I note that the amendment relates to the proposed outbuilding. The position of the outbuilding has changed along with its proposed dimensions. I also note that the location of the proposed garden gate has also moved. Overall, I think that the amendments are acceptable.

You may wish to reapply the any conditions regarding materials, the new gate and colours. You may also find it helpful to confirm details of the rooflight.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or its/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 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Principal Conservation Officer, Planning

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