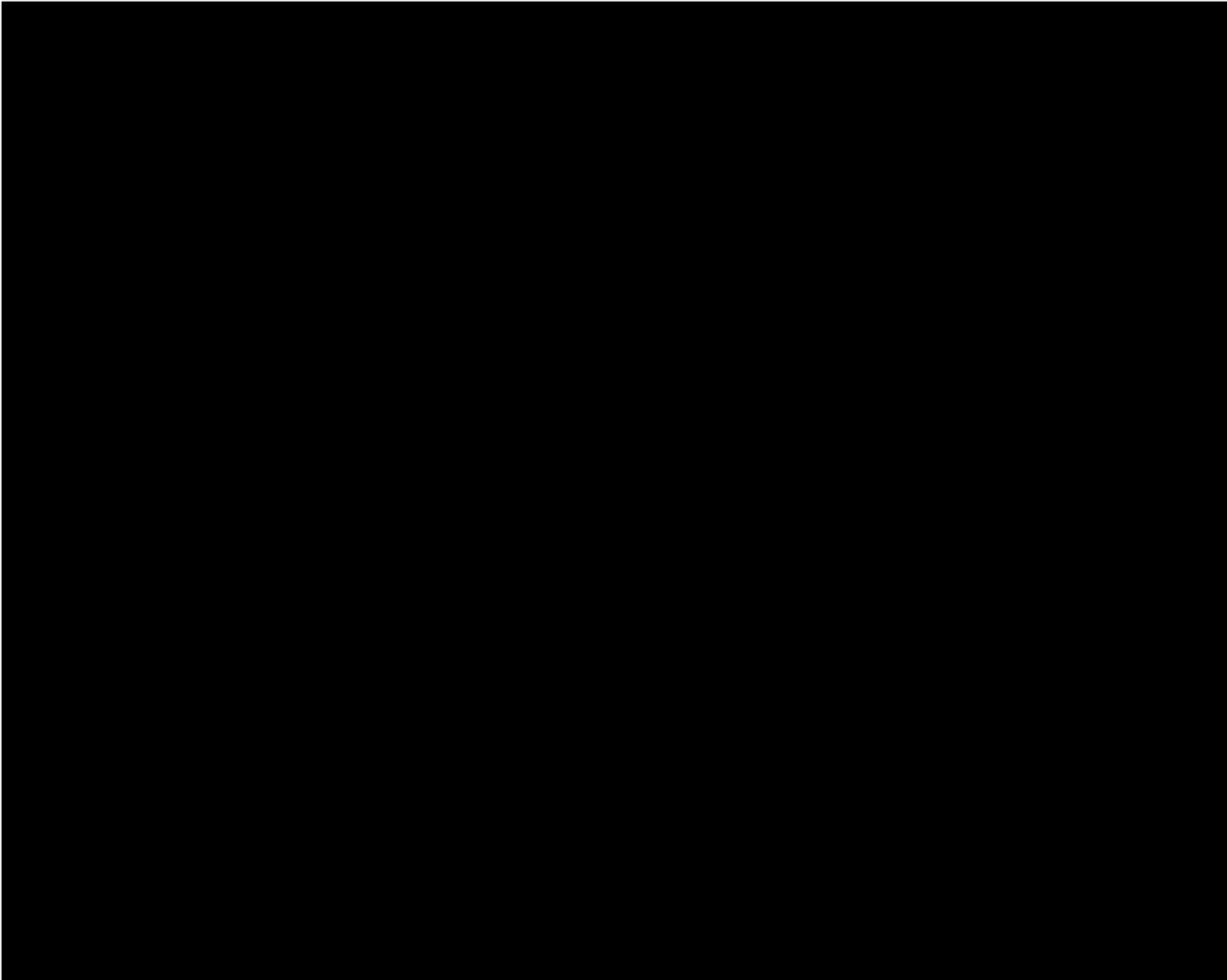




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**Sent:** 20 December 2019 14:16  
**To:** Zac Denton <[Zac.Denton@arun.gov.uk](mailto:Zac.Denton@arun.gov.uk)>  
**Subject:** AB/112/19/PL

### **AB/112/19/PL**

Number 41 High Street is a terraced building which has white painted brick elevations. It fronts directly on to the pavement and forms part of a group with numbers 37 to 41A. It has been re-fronted during the C18 which creates a pleasing, well-mannered front elevation. The property has changed appearance and use and as a result of this is considered to be of both archaeological and aesthetic significance.

In addition, the property is located in the Arundel Conservation area, which is of considerable importance with its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Although there are few buildings which at first sight date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when the town grew as a market settlement.

### **The Proposal**

The application relates to three separate elements: a freezer housing, new extractor & ducting as well as new placement of bins in rear courtyard.

The freezer unit is located within what appears to be a timber structure, which is considered to follow the characteristics of a garden shed. It is stained light grey and has a black roof. Whilst it is located in the rear of the site, it is visible from the Crown Yard Car park. A lack of any significant form of means of enclosure means that it is very visible. It is noted that the applicant states that the structure has been in its location for the last decade or so, but it is visible in the context of both the application site and the surrounding properties. The structure has a beneficial use which is related to the restaurant, and is required to ensure that the building remains in use. However, it is visible within the public domain, where it does not have a positive impact upon the local character. If minded to approve the application it is suggested that potential landscaping scheme is considered or provided for by way of condition so as to reduce its impact

It is noted that the extractor system replaces a previous, larger network of pipes. The current system is currently located in a position, which means that it is fairly well hidden from view. With regards to the impact on the listed building, it is thought that its location and scale is such it will not unduly harm the significance of the building or conservation area.

The 'wheelie bins' are located within the curtilage of the property and are placed so that they remain in the ownership of the applicant. These bins are easily moved and are not a permanent structure. Their location to the rear of the property, behind an existing wall reduces their impact. This impact could be further reduced through the use of a small wooden structure or similar. This would ensure that they are entirely hidden from view.

## **Conclusion**

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the relevant contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).