

From: Nicola Oktay on behalf of Planning.Responses
Sent: 29 September 2025 09:26
To: Planning Scanning
Subject: FW: AB/112/25/L

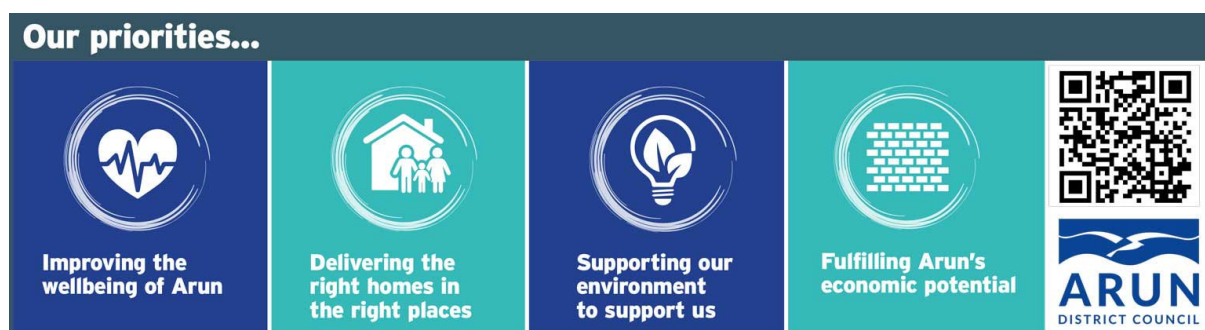
Conservation Officers response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 26 September 2025 11:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: AB/112/25/L

AB/112/25/L

17A High Street Arundel BN18 9AD

Listed building consent for revised porch design following permission AB/10/25/L.

17 High Street is a Grade II listed building located within the Arundel Conservation Area. Dating from the late 17th century, it comprises two storeys with attic accommodation. The building has brick elevations, with the northern elevation now painted. It features a hipped tile roof with a moulded wooden eaves cornice, and the southern gable end is tile-hung. Two attic dormers face north, incorporating modern gables and casement windows. The building contributes positively to the historic character of the High Street through its scale, materials, and architectural detailing.

The ground floor of the north elevation has projecting bay shop front with glazing bars, and a moulded cornice and fascia board. The bay on the east side is curved. Recessed door, partly glazed, flanked by the shop windows. There is a further window with glazing bars. 3 modern windows on ground floor of east elevation. The first floor has 2 double-hung sash windows with glazing bars on both east and north elevations.

To the rear of the building is a separate entrance to the first floor apartment and a rear door from the shop. Of note is a modern canopy or porch constructed from contemporary materials, which is not appropriate in the context of the listed building. Its design and finish do not reflect the historic character or architectural significance of the property. The building is considered to derive its significance from its architectural and historical interest.

The building is also sited within the Arundel Conservation Area, with a number of other listed buildings in the immediate local area. Buildings front directly on to the pavement and form a cohesive, attractive group. Further, this part of the conservation area is characterised by historic shop frontages and other commercial uses.

The Proposal

The proposal is for a revised porch design, following a previously approved scheme (ref: AB/10/25/L). I consider the revised design to be acceptable and not harmful to the special interest of the listed building. Although, it would be helpful to understand how the timber would be finished – would it be stained or painted?

Furthermore, as the porch is located to the rear of the property, within a small courtyard, it is not visible from any public vantage point within the conservation area. It therefore raises no concerns in terms of visual impact.

Conclusion

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

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