

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: AB/112/25/L

LOCATION: 17A High Street
Arundel
BN18 9AD

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks listed building consent for the removal of a redundant chimney shared by 17A and 19A High Street.

SITE CHARACTERISTICS 17A High Street forms part of Grade II Listed Buildings, dating from the late 17th century.

17 High Street is a two-storey structure with attics, featuring painted brick elevations on the north side and a hipped tile roof with a moulded wooden eaves cornice. The southern gable end is tile-hung, and the north-facing roof slope includes two attic dormers with modern gabled roofs and casement windows. The ground floor of the north elevation has projecting bay shop front.

CHARACTER OF LOCALITY The building is in 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. This part of the conservation area is characterised by historic shop frontages and other commercial uses.

RELEVANT SITE HISTORY

AB/88/25/L	Listed building consent for the removal of a redundant chimney shared by 17A and 19A High Street.	ApproveConditionally 02-09-25
AB/10/25/L	Listed building consent for internal alterations to entrance lobby and staircase trimmers and smaller replacement porch structure.	ApproveConditionally 04-03-25

REPRESENTATIONS

Arundel Town Council - No response received.

Conservation Area Advisory Panel (CAAP) - No objection. It is considered that the proposed works will not harm the character or appearance of the conservation area.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.

The proposal is for a revised porch design, following a previously approved scheme (ref: AB/10/25/L). 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?

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

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Further information has been received during the course of the application and the applicant has confirmed the porch is proposed to be constructed from unfinished oak which would then age naturally. The Conservation Officer has confirmed that this would be acceptable.

POLICY CONTEXT

Grade II Listed Building.

Conservation Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERSP1 HER SP1 The Historic Environment
HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 72(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

This application seeks listed building consent for a revised porch design. The key policy is HER DM1 of the Arun Local Plan which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the buildings and their setting.

Paragraph 208 of the NPPF (2024) requires the Local Planning Authority to identify the significance of the heritage assets affected by a proposed development. 17A High Street forms part of a Grade II Listed Building, dating from the late 17th century. It is considered to derive its significance from its architectural and historical significance, and its architectural and historical features are set out above. Paragraph 212 of the NPPF (2024) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The porch would be located to the rear of the building and would be small in size and scale. The Conservation Officer has confirmed that the design and finish of the proposed porch is acceptable and that the addition would not result in harm to the significance of the Listed Building.

Overall, proposed porch would not result in harm to the significance of the Listed Building, and would preserve the significance of the Listed Building in accordance with Arun Local Plan policies HER DM1 and HER SP1 and the NPPF.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it

is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Floor Plans 003B
- Proposed Sections 004A
- Existing Site and Location Plan 005
- Proposed Site Plan 006A
- Method Statement and Schedule of Works and Materials
- Design and Heritage Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies HER SP1 and HER DM1.

- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with

Arun Local Plan policy HER DM1 and the NPPF.

- 4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 5 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.