

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

REF NO: AB/118/25/L

LOCATION: 16 Arun Street
Arundel
BN18 9DL

PROPOSAL: Listed building consent for the emergency stabilization of the flint and brick to front elevation with the repointing at the position of the newly installed Helifix ties.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION SITE CHARACTERISTICS CHARACTER OF LOCALITY	As above. The building is an early 19th-century terrace of cottages constructed in nodular flint with galleting, and yellow brick dressings. Each pair is framed by giant pilasters. The rear elevation and south end are in beach flint with red brick dressings. The hipped slate roof includes yellow and red brick chimneys. The cottages are two storeys, with Nos. 12 and 14 featuring attic accommodation. Architectural detailing includes a moulded brick cornice (cyma recta) and one window range per cottage. All windows are segment-headed, double-hung sashes with glazing bars. Each cottage has a segment-headed doorway with timber doors. The Arundel Conservation Area is expansive, encompassing the historic core of the town, Arundel Castle and the Cathedral. 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. Arun Street contains a number of Grade II listed buildings and a number of locally listed buildings (non-designated heritage assets) which contribute to the character of the conservation area.
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No relevant planning history.

REPRESENTATIONS

Arundel Town Council - No response received.

Arun Conservation Area Advisory Panel - No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The proposal is for the stabilization of the flint and brick to the front elevation. I have reviewed the proposals and consider the works acceptable in principle.

However, I must be assured that the distinctive galletting, which contributes significantly to the building's character and craftsmanship, will not be harmed during the works. The galletting is of notably high quality and requires careful handling by a skilled craftsperson to ensure any reinstatement, such as following the drilling of holes, is executed to a matching standard. Poor-quality repairs/materials or Insensitive treatment could result in lasting harm to the building's historic fabric and appearance.

Subject to my concerns regarding the works to the galletting, I am of the opinion that the application is will not cause harm to the significance of the heritage asset.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, quality of works to the galletting has since been confirmed by the applicant.

POLICY CONTEXT

Grade II Listed Building.

Conservation Area.

Archaeological Notification Area.

2km Buffer for Site of Special Scientific Interest.

Prone to Groundwater Flooding.

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

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

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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

HERITAGE

This application seeks listed building consent for the stabilization of the flint and brick to the front elevation with the repointing at the position of the newly installed Helifix ties.

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 building and its setting.

Paragraph 208 of the NPPF (2024) requires the Local Planning Authority (LPA) to identify the significance of the heritage asset affected by a proposed development. 16 Arun Street is a Grade II Listed Building of early 19th century construction. 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.

Given the instability of the parts of the elevation in question, conditions are attached to the consent requiring measures to be taken to protect the remaining part of the Listed Building, and upon completion of the works, for any damage caused to the fabric of the building to be made good to the satisfaction of the Local Planning Authority, have been attached to this listed building consent.

The proposed works comprise repair works only, and the applicant has confirmed a specialist contractor will undertake the works to ensure the works are of high quality and appropriate for the listed building. As such, the proposed works would not result in harm to the significance of the listed building.

Overall, the proposed alterations would not result in harm to the significance of the listed building, and would preserve the significance of the Listed Building in accordance with policies HER DM1 and HER SP1 of the Arun Local Plan, 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:

Location Plan.
Block Plan.
Structural Engineers Report.
Design and Access Statement.
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 DM1.
- 3 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.
- 4 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.