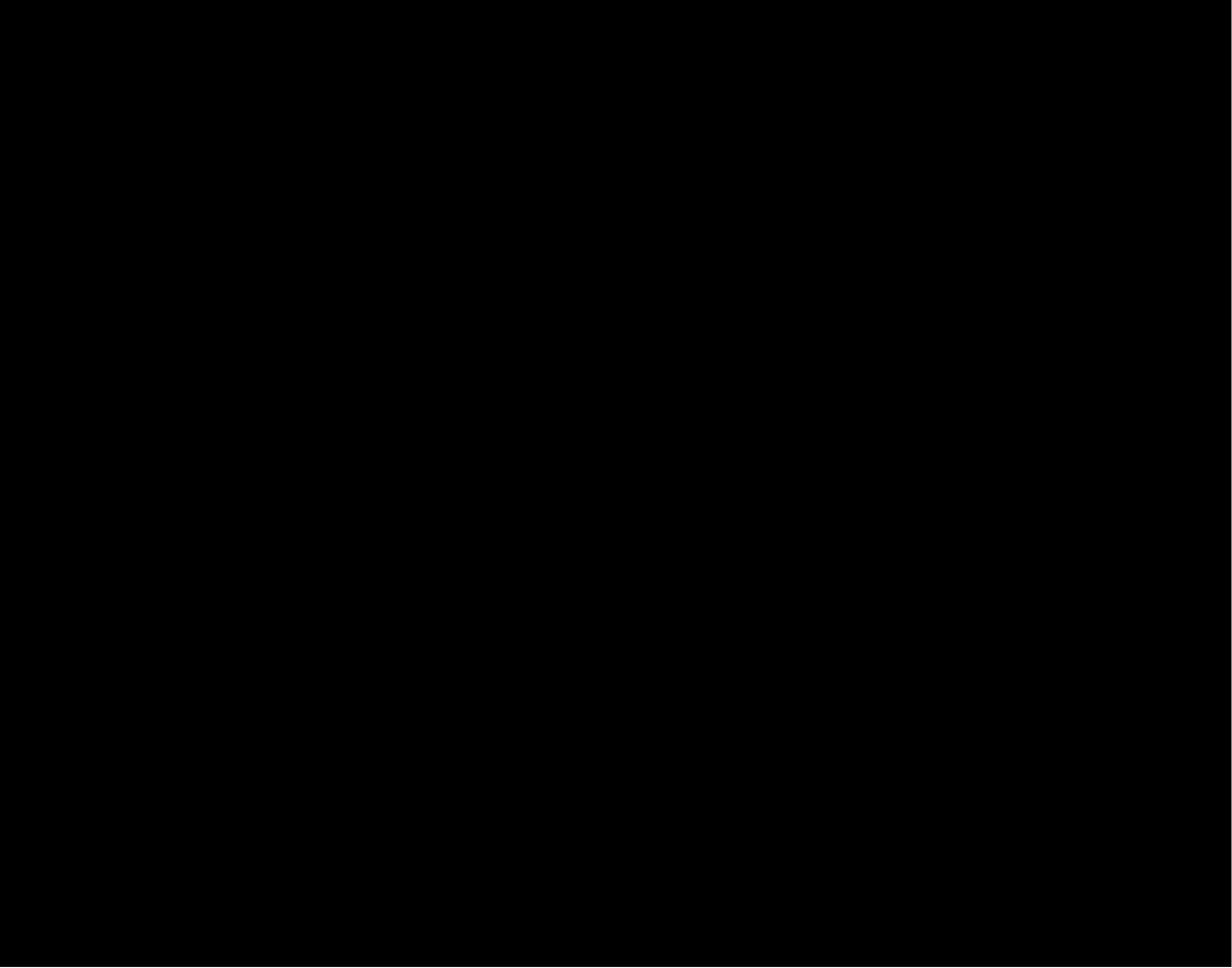




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 20 December 2019 14:18
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: AB/122/19/L

AB/122/19/L

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 was 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. Part of the building is visible from the neighbouring car park, and as a consequence, development in this locality should also be carefully considered.

This proposal relates purely to the extractor system which has already been installed. It is necessary for the restaurant use to continue. It is noted that the current extractor system replaces a previous, larger one, albeit in a similar location. The current system is located so that it is fairly well hidden from view, in an area with other

equipment associated with the restaurant use. Further, it is acknowledged that such a system is required to maintain the restaurant use.

The location and size of the system mean that it will have a neutral impact and therefore not unduly harm the significance of the building or conservation area.

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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).