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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 07 November 2025 17:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: AB/122/25/OUT

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Land at London Road and Land West of and adjoining Anne Howard Gardens Arundel

Outline application with all matters reserved except access for the erection of up to 6 No dwellings with associated access, parking and landscaping

No. 7 London Road

No. 7 London Road is a Grade II listed Tudorbethan cottage, built circa 1870 and attributed to J.A. Hansom. It is a split-level building of one storey with attic and basement levels, constructed in brick with stone dressings and featuring iron trellis windows, mullions and transoms, and tall decorative chimneys. The front elevation is arranged in three bays with varied roof forms and window types, including a prominent two-storey bay. Other elevations maintain the same architectural character, with gables and bay windows. The building derives its significance from its architectural and historical interest.

No.7 London Road is located within private grounds. The building's south and east elevations are visible from London Road, while the west and north sides are enclosed by neighbouring properties. Views from Anne Howard Gardens are limited, with only rooftops partially visible.

The wider setting includes several listed and non-designated heritage assets, forming a cohesive group of Victorian buildings associated with the planned development by the 15th Duke of Norfolk. This group value enhances the significance of the building. The application site within Anne Howard Gardens, does not contribute to their significance, as it lacks visibility in key views

No. 9-11 London Road

Nos. 9–11 London Road is a former pair of Tudorbethan cottages, built around 1870 and attributed to J.A. Hansom. Converted into a single dwelling by 1982, the building is two storeys with attic and basement levels. It exemplifies the picturesque revivalist style, with asymmetrical design, vernacular detailing, and decorative clay tile roofing. Constructed in brick with stone dressings, it features prominent chimney stacks, mullioned and transomed windows with iron trellis lights, and distinctive bay windows. The side elevations are articulated with gables, jettied upper floors, and porches with decorative bargeboards, all contributing to its rich architectural character. It is considered to derive its significance from its architectural and historical interest.

Set within enclosed grounds, the houses have narrow front gardens and larger side gardens. The principal elevations are clearly visible from London Road, though views from other directions are limited by surrounding development. The wider setting includes several listed and non-designated heritage assets, forming a cohesive group of Victorian buildings associated with the planned development by the 15th Duke of Norfolk. This group value enhances their significance.

The adjacent site, Anne Howard Gardens, does not contribute to their significance, as it lacks visibility in key views and has no historic or architectural association

St Philip's Roman Catholic Primary School

St Philip's R.C. Primary School, built in 1898 to designs by Leonard Stokes, is a split-level building of yellow brick with red brick detailing, set on sloping ground. It comprises a single storey with a basement, under plain tile roofs. The front elevation features a central flat-roofed entrance with parapet, flanked by cross-wings and bowed projections. Windows are segmentally headed with mullions and transoms.

The rear elevation includes a ten-bay open arcade at basement level, supporting a terrace and canopy above. The upper storey is articulated with five gables containing multi-light windows. A prominent chimney stack is attached to the southeast gable. Original iron railings and retaining walls frame the basement court.

The significance of the listed building is derived from its architectural, and historical interest.

The school contributes positively to the character of the Arundel Conservation Area and is best viewed and appreciated from London Road to the east. It forms part of a cohesive group of Victorian buildings associated with the planned development by the 15th Duke of Norfolk. Its significance is enhanced by its group value with nearby listed buildings, including Nos. 7, 9 and 11

London Road, the Roman Catholic Cemetery Lychgate and Cross, St Mary's Hall, and Arundel Cathedral. The building is partially visible from the site, this is of the rear elevation and in the context of the modern houses. The adjacent Anne Howard Gardens does not contribute to the school's significance, lacking visibility in key views and historic association.

The Arundel Conservation Area

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. This conservation area has a very strong historic character, with Arundel Castle, Arundel Cathedral, the numerous listed and locally listed buildings of historic and architectural interest, along with the sympathetic street fittings (street lights etc.) resulting in a strong aesthetic quality. Similarly, the natural landscape and the river itself add to the character of the area.

The Site is small, discreet and visually enclosed and lies between the modern A234 and a small postwar cul-de-sac that accesses just three pairs of post-war semi-detached houses. The Site thus makes no contribution to the significance of the conservation area. The Site neither enhances or supports the appreciation of the conservation area's special character and does not contribute to the legibility of the conservation area's historic interest.

The Proposal

The proposal is for the erection of up to six dwellings with associated access, parking, and landscaping. This is an outline application.

The site lies at the north-western edge of the Arundel Conservation Area, within Anne Howard Gardens - a small post-war cul-de-sac serving three pairs of semi-detached houses. It is near several listed buildings, including Nos. 7 and 9–11 London Road and St Philip's R.C. Primary School (Grade II), all constructed on part of the castle's historic 'Little Park'.

The site occupies sloping ground and is discreetly enclosed by mature trees and screened by adjacent 20th-century housing. As a result, the proposed development would be largely concealed from public views, particularly from London Road and the surrounding heritage assets. In terms of the conservation area, the site's enclosed character, limited visibility, and the proposed development's scale and indicative layout (as outlined in the Design and Access Statement) ensure that it would not harm the character or appearance of the Arundel Conservation Area.

The site does not contribute to the significance of the nearby listed buildings. It is visually and physically separated from Nos. 7 and 9–11 London Road by modern housing, preventing any meaningful intervisibility. Similarly, while the rear elevation of St Philip's School is partially visible from Anne Howard Gardens, this view is already compromised by existing development and does not involve the principal elevation. The proposal would not introduce further harm or alter the way in which the building's architectural or historic interest is experienced or understood. The significance of these assets is best appreciated from their immediate settings, which would remain unaffected.

While it would be preferable for the application to include full details of the proposed layout, design, and materials, I am of the opinion that based on the information available to me, that development in this location would have a neutral impact on the setting of the listed buildings. It would not affect the way in which their significance is currently experienced or understood. Accordingly, the special interest of the listed buildings would be preserved.

The success of the scheme will depend on the quality of design, materials, detailing (including windows and doors), and landscaping. These must be appropriate to the conservation area and should be addressed at the reserved matters stage.

Conclusion

The application is not considered to cause harm to the significance of the Arundel Conservation Area. It would also result in no harm to the setting of nearby designated heritage assets, and therefore would not affect their significance. As such, the proposal should be assessed in accordance with the relevant policies of the Development Plan, alongside the observations set out in this response. In determining the application, due regard must also be given to the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717
E: Martyn.white@arun.gov.uk

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