



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

6th April 2021

Dear Sir/Madam,

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AB/12/21/PL

Site Address: Old Bank House 3 High Street Arundel BN18 9AD

Description of works: Internal & external alterations to existing building to facilitate the change of use to a residential dwelling granted under AB/122/20/PD to include demolition of single storey rear extension, removal of rear external chimney, change existing window to front elevation to entrance door & new french doors to rear elevation. This application affects the setting of a listed building, affects the character & appearance of the Arundel Conservation area & is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 5th April 2021 which has been recorded as an objection with the comments as follows:

OWPC34915

This imposing and architecturally pleasing building dating to the late 18th or early 19th century occupies an extremely prominent position fronting public gardens and the riverfront which are well used by residents and visitors to the town. These factors, in addition to the location within the historic core of the conservation area and adjoining a listed building (1 High Street), means that the highest standard of design in external alterations should be required.

It is surprising that the building is not Listed since it is clearly contemporary with the adjacent listed building. Nor is it contained in the Council's Local List but it clearly complies with the criteria given and as such should be treated as a non-designated heritage asset.

The building makes a distinctly positive contribution to the character and appearance of the conservation area. It also forms an immediate and important part of the setting of the adjacent listed building particularly given the very similar design and age.

The Panel is concerned that insufficient information is provided concerning the formation of the new door entrance on the road frontage. Both the description of the application and the Design and Access/Heritage Statement simply refer to a new door but there is no reference to the proposed new doorcase and steps which are shown on the (proposed) south elevation plan. The ground floor plans do not show the outline of the new doorcase and steps implied on the elevational plan. They show a new door located almost flush with the front wall and not deeply recessed which would be the case if it is intended to match the doorcase details on the adjoining listed building.

Neither the plans nor the supporting statements address how any new steps which will undoubtedly be required in order to access any new doorway can be provided with the existence of the two manholes

adjoining the front of the building.

In the view of the Panel, given the sensitive historic environment and townscape, the new door entrance should incorporate a painted timber doorcase which precisely matches in design, dimensions, profile and detailing that of the adjacent listed building. New steps should also match in design, materials and dimensions those of the adjacent building. Detailed plans should accompany the application.

Chimneys are an important feature of the conservation area and its skyline. The Panel are concerned with the proposed removal of the rear chimney since it is visible in the street scene when viewed from the western part of the bifurcated High Street.

For the reasons indicated, it is considered that the proposals as currently shown are unsatisfactory and fail to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of non-designated heritage assets and designated heritage assets, including their setting.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.