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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 26 November 2025 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: AB/131/25/L

AB/131/25/L

74 Maltravers Street, Arundel, BN18 9DS

Listed building consent for the reconfiguration of the ground floor level of the dwelling.

Nos 74 to 84 (even) form one Grade II listed building. It is an early C19 terrace of cottages. The property forms part of an early C19 terrace of cottages. The south is visible from the street and is stuccoed, whilst the rear elevation is nodular flint with red brick dressings. There is a stucco

stringcourse above ground floor, and a stucco cornice to eaves with parapet. Pilasters between each house and at ends. Slate roofs with Late C19 red brick chimneys with much corning.

Area with basement doors, and late C19 iron railings with ogival finials in front of whole range. The rear elevation has 3 storeys, with a brick modillion eaves cornice. One range each of segment-headed double-hung sash windows with glazing bars. The ground floor of No 78 has modern plate glass, and the ground and first floor of No 74 has 1 continuous modern window strip.

The style of architecture means that the traditionally constructed vertically sliding sash windows, with fine glazing bars reflect the architectural period of their construction and are of significance. The terrace forms an attractive and prominent feature at the entrance into the conservation area and is considered to derive its significance from its architectural and historical interest.

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 Proposal

The proposal is for the reconfiguration of the ground floor level of the dwelling.

The application description identifies that the proposal relates only to the ground floor of the building. The plans also include other elements of alteration to the building which have already been approved, and as a result these won't be discussed again here.

It is clear that the property has already been subject to a scheme of renovation, including the area covered by this application. The proposal to reinstate a section of the ground floor is considered positive. If the replacement staircase differs in design from the previously approved scheme, further details are required. These can be secured by an appropriately worded condition.

On reviewing the basement-level floor plans, I note references to replacement window with slim double-glazed units and an oak replacement door with similar glazing. However, these items are not mentioned in the application description, and I assume they do not form part of the current proposal - please confirm if this is correct.

If they are included, additional information will be necessary, including the current condition of the windows and details of the replacements, even if further sections are later provided by condition.

Conclusion

The proposal as identified within the description 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 of 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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