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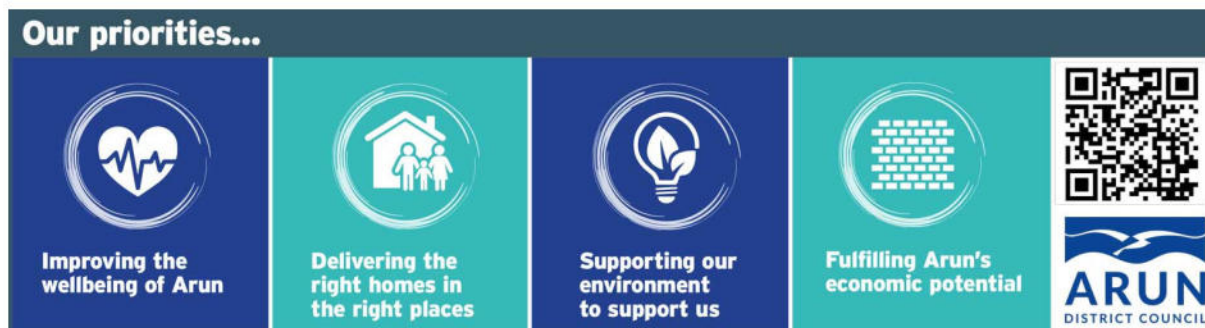
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 23 December 2025 17:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: AB/136/25/L

AB/136/25/L

Houghton House 4 Arun Street Arundel BN18 9DL

Listed building consent for single storey rear extension, alterations to rear roof and internal alterations (resubmission following AB/26/25/L).

Houghton House is a Grade II Listed Building which is located within the Arundel Conservation Area. It is an early C19. Terraced house with painted brick elevations, brick modillion cornice, with

a pitched slate roof and two dormers. The doorway has a surround with wide bolection moulding, panelled reveals, and pediment supported on consoles. The building forms a group with its neighbours as part of the street-scene. It is considered to derive its significance from its of 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.

Arun Street contains a number of Grade II listed buildings and a number of locally listed buildings (Non-Designated Heritage Assets). The listed buildings are 4 & 4a, 11 & 13 and 8-18 Arun Street – they are of early C19 construction, consisting of nodular flint walls with yellow and red brick dressings. The group as a whole has a distinct historic character, particularly when viewed from near the riverside, looking up along King's Arms Hill to Maltravers Street, with views of the cathedral dominating. Overall, the setting of the buildings greatly increases their significance. Similarly, the grouping contributes to the character of the conservation area.

The Proposal

The proposal is for a single-storey rear extension, alterations to the rear roof, and internal changes (resubmission following AB/26/25/L). The extension would occupy much of the rear/side return area, currently used as patio space. This space appears underutilised, and its incorporation into the residential accommodation is a logical improvement.

The extension design is well considered, featuring a simple roof form that respects existing features, along with a parapet wall with stone coping and rendered walls. The zinc roof with an inset rooflight is a positive element. The removal of external doors and part of the kitchen wall is noted, and the retention of wall nibs is welcomed as it preserves the legibility of the original layout.

Located at the rear and not visible from public roads, the extension represents an acceptable adaptation consistent with other examples in the conservation area. The proposal will not harm its character, and overall, the impact on the listed building is neutral.

I have reviewed the plans and note other works that appear acceptable. The existing basement cellar below the main living room has a serious damp problem. It is proposed to provide air bricks at low level to the front façade and replace/re-hang timber ceiling/floor joists to improve ventilation. The existing fabric here is modern and of no significance; this element is acceptable.

The proposed revisions to the rear windows are acceptable in light of these specific circumstances. This decision does not set a precedent for other schemes within the town. However, it is not fully clear what the sash window will look like - there is no clear section detail, and it is unclear whether it will be a functioning sliding sash or a top-hung casement. The latter would not be acceptable in a listed building. Further information and clarification are required.

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