

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: AB/136/25/L

LOCATION: Houghton House
4 Arun Street
Arundel
BN18 9DL

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	Houghton House (4 Arun Street) is a Grade II Listed Building within the Arundel Conservation Area. It is an early 19th Century terraced house with painted brick elevations, brick modillion cornice, 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 in the terrace as part of the streetscene. It is of architectural and historical significance.
CHARACTER OF LOCALITY	The property is within close proximity to the High Street to the east and the River Arun to the south. The property is surrounded by a wealth of buildings representing architectural form and style through progressive periods. Arun Street contains a number of Grade II listed buildings and a number of locally listed buildings (non-designated heritage assets). The grouping of these buildings within Arun Street 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.

RELEVANT SITE HISTORY

AB/25/25/HH	Single storey rear extension, alterations to rear roof and internal alterations. (This application may affect the character and appearance of the Arundel Conservation Area).	ApproveConditionally 04-04-25
AB/26/25/L	Listed building consent for single storey rear extension, alterations to rear roof and internal alterations.	ApproveConditionally 04-04-25

AB/131/22/HH	Single storey rear extension and internal alterations (This application may affect the character and appearance of the Arundel Conservation Area) (This application may affect the setting of a Listed Building).	ApproveConditionally 25-11-22
AB/132/22/L	Single storey rear extension and internal alterations (This application may affect the character and appearance of the Arundel Conservation Area) (This application may affect the setting of a Listed Building).	ApproveConditionally 25-11-22

Relevant planning history noted.

REPRESENTATIONS

Conservation Area Advisory Committee - The proposals relate to the rear of the building and, as such, there will be no impact on the character or appearance of the conservation area. The Panel welcomed the overall improvement in the appearance of the fenestration but considered that, given the listed status of the building, painted timber windows, especially the sliding sash one at first floor level on the west elevation, would be more appropriate in this instance than the powder coated aluminium proposed.

Arundel Town Council - No response received.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - 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 facade 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.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Further information has been received during the course of the application and the applicant has confirmed that the window on the rear elevation would be a functioning sliding sash. The Conservation Officer noted that a section drawing would have been preferable to the photo provided of the product, but has confirmed that the window is acceptable in this specific instance.

POLICY CONTEXT

Grade II Listed Building.

Conservation Area.

Built-Up Area Boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPDG National Design Guide

NPPF National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 72(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the

character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The host property is a Grade II Listed Building within the Arundel Conservation Area. This application is a re-submission of a previous approval, differing only in materials used for the proposed fenestration (aluminium windows and doors rather than timber) and a detailed zinc finish on the extension roof with an anthracite grey flat rooflight, rather than the previously approved detailed lead finish with timber rooflight.

Paragraph 207 of the NPPF requires the Local Planning Authority (LPA) to ensure the applicant/agent describes the significance of the heritage asset affected by a proposed development. The submitted Heritage Statement accurately identifies the Grade II Listed Building and that it is located within the Arundel Conservation Area. It also accurately describes the Listed Building. However, the Heritage Statement does not identify the significance of either asset. Whilst the Heritage Statement does not identify the significance of either Heritage Asset, the Local Planning Authority has taken the liberty to identify the significance of these heritage assets and the level of harm the proposal presents. With consideration of the conditions attached to this decision, there would be no harm to the listed building.

Paragraph 208 of the NPPF requires the LPA to identify and assess the significance of the impact upon the heritage assets related to the application. Houghton House is a Grade II Listed Building which is within the Arundel Conservation Area. It is an early 19th Century 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 in the terrace as part of the street-scene. It is of architectural and historical significance. 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 (streetlights etc.) resulting in a strong aesthetic quality. Similarly, the natural landscape and the river itself add to the character of the area.

Para 210 of the NPPF requires account to be taken of the desirability to sustain and enhance the significance of heritage assets thus making a positive contribution to the local area. The proposal would sustain the significance of the Listed Building, choosing to retain the nibs of internal walls to preserve the understanding of the original layout, featuring a stone cap parapet roof feature and appropriate material choices that are sympathetic to the Listed Building. The proposal to repair/replace rear external windows with double glazed, powder coated aluminium heritage windows would sustain the significance of the Listed Building provided the details of such replacements are appropriate. Furthermore, with the understanding that the basement has a damp problem, the provision of air bricks at low level to the front elevation of the building that are a very minor visual alteration, and replacement/rehanging of timber joists in the basement as necessary, would enhance the current state of the Listed Building, helping preserve its significance.

Paragraph 212 requires great weight to be given to the asset's conservation. The proposed extension and internal works will not result in harm to the Listed Building and the installation of air bricks and replacement or repair of the timber hanging joists to the basement will protect the fabric of the building by mitigating the impacts of damp, thus protecting the building as a residential property, falling into further disrepair.

The only works that would be visible in the street scene (which is the key location in which the Conservation Area is enjoyed) are the air bricks to be installed approx. two courses above street level on the front elevation that are to be black in colour. These would be a very minor visual alteration and are not an uncommon feature within the locality, including within the terrace in which the dwelling resides.

The proposal, whilst making no significant visual alteration to the locality, is to be constructed of appropriate materials, is of an appropriate form and is sensitively designed. It includes internal alterations that are necessary for the needs of the resident and are not detrimental to the interior or exterior of the dwelling, retaining key visual features that can map out the historical internal layout of the building. It also includes measures to mitigate impacts of damp that are prevalent in the basement of the building that are detrimental to the amenity of its resident and the structural integrity of the building. With consideration of the conditions to be added to this application, it is concluded that the works would preserve the significance of the Listed Building.

A condition has been added in regard to the proposed new internal WC door, to ensure the materials and style used are sympathetic to the heritage asset. Further conditions have been added in respect of the rooflight and proposed windows and doors, in regard to the preservation of the special character of the building and visual quality.

The proposal is in accordance with with key paragraphs 207, 208, 210 and 212 of the NPPF and Arun Local Plan policies HER SP1 and HER DM1.

SUMMARY

The proposal is in accordance with key paragraphs of the NPPF and relevant Development Plan policies. It is therefore, recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location and site plan 397/01A
 Proposed floor and roof plans 397/03B
 Proposed south and west elevations 397/05B
 Biodiversity Enhancement Statement
 Design and Heritage Statement
 Schedule of Work

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy Arun Local Plan policy HER DM1.

- 3 No development above damp proof course (DPC) level shall take place unless and until details of the new internal WC door hereby approved have been submitted to and approved in writing by the Local Planning Authority and the details so approved shall be used in the installation of the new internal WC door.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policies HER SP1 and HER DM1.

- 4 Prior to their insertion details of the rooflights to be inserted, which shall all be of a 'conservation' style pattern, and flush with the roof plane, shall be submitted to and approved by the Local Planning Authority, and only such rooflights as approved shall be inserted and permanently retained as such to the satisfaction of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 5 Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policies HER SP1 and HER DM1.