

DECISION NOTICE

Application Ref: AB/136/25/L

1 To Addressee

AMdesign Architects
1 The Grove
Felpham
PO22 7EY

2 Site Address

Houghton House
4 Arun Street
Arundel
BN18 9DL

3 Description of Development

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

4 In pursuance of their powers under this Act and the Regulations the Council **GRANT** Listed Building Consent, Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one months notice of their intention to carry out the work to Historic England, London and South East Regional Office, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA [Email: londonseast@HistoricEngland.org.uk](mailto:londonseast@HistoricEngland.org.uk)

- 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

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.



Neil Crowther
Group Head of Planning

Case Officer: Jonny Cooper

Decision Issued: **13th January 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTES

If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).