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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 08 May 2026 18:07

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>

Subject: AB/25/26/L

AB/25/26/L

Address: 19A High Street Arundel BN18 9AD

Proposal: Listed building consent to repair and strengthen existing roof structure and reinstate tiled roof.

Heritage Assets:

- 19 High Street
- Arundel Conservation Area

19 High Street

The building is identified as dating to the late C17. Painted brick elevations with a plain stringcourse above the ground floor and a hipped clay tile roof. Projecting eaves cornice taken on consoles. There are 2 ranges of windows on the north elevation, with double-hung sashes with glazing bars on 1st floor, and plate glass shop windows on the ground floor. There is a doorway on the northern elevation with moulded surround, triple keystone, and elaborate consoles taking pediment. The door itself has 2 glazed panels, 4 fielded panels, and original keyhole.

On the west elevation there is 1 window range. The one on the first floor is obscured by a signboard. The building is located within a prominent location and forms part of a larger group of

historic buildings including its immediate neighbour, no. 17. It is considered to derive its significance from its architectural and historical interest.

Arundel Conservation Area

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. Although there are few buildings which at first sight date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when the town grew as a market settlement.

The broad High Street once ran down to the river, but the lower part has long since been encroached upon by an island block of buildings, leaving two narrow streets on either side leading down to the Town Quay. Buildings in the High Street all front directly onto the pavement and are predominantly in some form of retail and restaurant/café use at ground floor level. As a result, there are a number of shop fronts with associated signage clearly visible from the street.

Comments:

I have met the builder and agent at the property, and it is clear that the works are required in order to maintain the roof space. The proposed works will follow a conservation-led approach, which is positive. This approach prioritises repair over replacement though the use of metal braces or straps which will ensure that the historic fabric is retained. Where the fabric is so deteriorated it is positive to note that any replacement material will match the existing ones in terms of species, dimensions, section, profile and any detailing. This will help to ensure that the significance of the roof space is maintained.

It is assumed that the existing tiles will be re-used when the works are completed.

Conclusion

The proposal works are only those that are required to ensure the ongoing maintenance of the building and therefore will have a neutral impact upon the fabric of the building. They will also not impact upon the conservation area or surrounding buildings.

The application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. 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 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer, Planning

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