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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: 24 June 2026 17:09

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

Cc: Jonny Cooper <Jonny.Cooper@arun.gov.uk>

Subject: AB/28/26/PL

AB/28/26/PL

Address: First Floor Flat 5-7 High Street Arundel BN18 9AD

Proposal: Replacement Windows and removal of a rooflight.

Heritage Assets:

Arundel Conservation Area

The building is located at a prominent junction in the conservation area, set amongst a high number of listed buildings.

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:

The building is prominent in views of this part of the town from the river bridge, set amongst a group of listed buildings, including some which have a high quality mock-Tudor design.

Windows are an important part of a building's history and can be invaluable to understanding how historic properties have developed. They reflect changing architectural taste, technical advances and are a key part of the overall composition and character of a building.

In this instance, the existing windows are modern uPVC replacements which detract from the special interest of the listed building. Their replacement with more appropriate timber-framed units is therefore supported in principle, as this would provide an opportunity to reinstate a more appropriate design and improve the building's appearance within the conservation area.

Whilst the intention to improve the building is positive, the design of the windows as proposed is not acceptable and would still result in harm. The original windows, removed in the 1970s, were vertically sliding sashes which reflected the intended character of the building.

The proposed replacements attempt to give the appearance of sash windows when closed, but they are in fact top-hung casements which open out as a single unit. Such windows lack the subtlety of traditional vertically sliding sashes, and when open it would be obvious that they were not sash windows (their true form/method of opening) would be clearly apparent. They would not enhance the appearance of the property and would instead detract from it.

This approach does not replicate the function or appearance of traditional sash windows and would appear incongruous in this highly visible and sensitive location. As such, the proposal would detract from the character of the building and fail to preserve the appearance of the conservation area.

It is important that any replacement windows are of a traditional design, appearance and method of operation. In this case they should be painted timber vertically sliding sash windows.

The removal of the rooflight is acceptable, subject to the use of appropriate replacement tiles, and would represent a minor improvement.

Conclusion

Whilst the removal of the rooflight is considered acceptable and would provide a minor enhancement, this does not outweigh the harm identified in respect of the proposed windows. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Arun District Council, Civic Centre, Maltravers Rd



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