



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

8th June 2020

Dear Sir/Madam,

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@arun.gov.uk

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: AB/40/20/HH

Site Address: Mews House London Road Arundel BN18 9BH

Description of works: Single story rear extension with roof terrace extending across to existing terrace, shiplap panelled ground floor wall, addition of rendering, alterations to fenestration & new brick garden wall. This application may affect the character & appearance of the Arundel Conservation Area.

Thank you for your internet representation made on 8th June 2020 which has been recorded as no objection with the comments as follows:

OWPC27574

Mews House is a two storey dwelling which, as the applicant indicates, may well have originally served as an ancillary structure and purpose to Tower House. If this is correct then the building probably dates to the very early 19th Century. Its heritage significance therefore lies in its age, possible original function, and its architectural design and style. It also contributes to the historic significance of London Road including its early planning by the 10th and 11th Dukes of Norfolk and immediate successors.

The elevational appearance of the building has been adversely affected by the replacement of traditional timber sash windows with inappropriate upvc windows some time ago. This also adversely impacts on the street scene and the setting of nearby Listed Buildings. Whilst it is understood that this comment is not relevant to the Council's consideration of the current applications it is unfortunate that the opportunity is not taken as part of the proposals to reinstate traditional vertically sliding painted timber sash windows which would result in a huge improvement to the appearance of the property and the locality.

The most significant works now proposed are at the rear of the premises with little or no impact on the character of the conservation area, although separate considerations will, of course, need to be taken in respect of the impact on the character of the building if the Council come to a view that it is subject to Listed Building controls.

The replacement of the relatively small area of shiplap with suitably coloured render on the street elevation will have no adverse impact on the character or appearance of the conservation area. Neither too will the construction of the garden wall as long as the bricks, mortar and bonding match those on the side elevation of the house.

As a supplementary comment, if the Council come to a view that the dwelling is subject to Listed Building control, then it needs to be removed from the local list since the latter does not include listed buildings.

In conclusion, subject to the works being undertaken in a satisfactory manner, it is considered that there will be no harm to the character or appearance of the conservation area and the proposals will comply with the

relevant paragraphs of the NPPF 2019 and policies contained in the Arun District Local Plan 2018 relating to the protection of such areas.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.