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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: 02 October 2026 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jonny Cooper <Jonny.Cooper@arun.gov.uk>
Subject: AB/40/26/L

AB/40/26/L

Address: 83 Tarrant Street Arundel BN18 9DN

Proposal: Listed building consent to provide a front gate. Raise the height of the rear garden brick columns and install railings. Changes to internal doors, floorboards, wall panelling, and staircase

Heritage Assets

- Nos 83 and 85 Tarrant Street
- Arundel Conservation Area

Nos 83 and 85 Tarrant Street

Nos 83 and 85 Tarrant Street form a Mid C18 Grade II Listed Building. The pair were formerly one house which was divided at some point. The building is three storeys, but only two of them are visible on the Tarrant Street elevation. All three are visible to the rear, where the basement is also fully visible.

The north/principal elevation fronts on to the road and consists of red brick and grey headers in a Flemish bond. The remaining elevations are a mixture: East and south elevation rendered; and West elevation tile-hung. There are double-hung sash windows with glazing bars present. There are two six-panelled doors with hooded porches and brackets on the northern elevation. There is a hipped clay tiled roof with red brick chimneys.

I have visited the property, and it is clear that the property has already been altered/modernised and the basement level altered to accommodate a garage. Other internal alterations include a twentieth-century staircase, which is not particularly sympathetic to the character of the listed building, together with various alterations to the historic floorboards/

The listed building forms a group with Nos 91 to 101 (odd), and Nos 36 to 64 (even), and Nos 70 to 74 even). The building derives its significance principally from its architectural and historic interest, together with its contribution to the wider group value of this part of Tarrant Street.

Arundel Conservation Area

The property is also located within the 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.

There are two particularly attractive streets which lead westwards from the High Street, one of which is Tarrant Street. Tarrant Street is a relatively narrow street comprising a mixture of small shops and residential properties, creating a lively and attractive environment. There is a formal building line which is evident in the majority of the conservation area. The surrounding listed and locally listed buildings generally front directly onto the street and are typically two or three storeys in height. These properties are either rendered or constructed from brick, and are all in good condition. There is a strong sense of group value arising from the concentration of historic buildings of similar character and appearance within the street scene.

Nos. 83 and 85 Tarrant Street make a positive contribution to the character and appearance of the Arundel Conservation Area through their age, scale, traditional materials and historic relationship with the surrounding historic townscape

Comments:

The proposal covers alterations to both the interior and exterior of the building. The internal works related to the flooring, skirting and staircase predominantly impact upon modern fabric of little or no interest, and are therefore acceptable. These, along with the new panelling are all reversible, especially the flooring as this will only cover the existing floor.

It is positive that the two ground floor doors will be re-used elsewhere in the property. Likewise, the subdivision of the bathroom will not cause harm and would be reversible at some point in the future.

The external works to the front only consist of a new gate which will match the design of the existing railings. To the rear the works will improve the rear boundary wall and ensure that the rear garden is secure. These works are also acceptable. You may wish to condition more detailed drawings of the railings/gate in order to ensure that are appropriate.

Conclusion

The proposal would preserve the significance of the listed building, including any contribution made by its setting. The proposal would preserve the significance of the conservation area and would have no effect on its character, appearance or significance. The proposal is therefore considered to accord with Policies HE4, HE6 and HE9 of the National Planning Policy Framework. Regard should also be had to the duties contained within Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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