



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Arun District Conservation Area Advisory Panel
c/o Civic Centre

22nd July 2020

Dear Sir/Madam,

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: AB/72/20/HH
Site Address: Riversong 19C River Road Arundel BN18 9EY
Description of works: Replace the existing balcony, rebuild boundary walls and other alterations. This application may affect the setting of the Arundel Conservation Area.

Thank you for your internet representation made on 21st July 2020 which has been recorded as an objection with the comments as follows:

OWPC28550

19A, 19B and 19C form a terrace of 3 modern town houses dating to the late 1980's. Apart from the quality of the fenestration, for its time, the block was well designed with good proportions and massing with attractive brickwork detailing which represented a sympathetic modern pastiche of traditional riverside warehouses. As such the building makes a positive contribution to the character and appearance of the conservation area.

The riverfront scene in Arundel forms a significant part of the town's individual character and history and, as such, it is important that all new development, no matter how small, is of high quality.

The three town houses have a distinctive symmetry of form, fenestration and detailing which is an intrinsic part of their design and appearance and hence also to their contribution to the conservation area. The concern of the Panel is that the new balcony will be larger than its neighbours and the replacement fenestration will be a distinctly different colour to that in the remaining river facade of the building and possibly of different materials. As such the attractive symmetry and consistency of detailing of the river elevation of the block will be adversely affected to the detriment of the appearance of the building and the conservation area. The setting of the adjacent Listed Building (The Boathouse) will also be compromised.

The Heritage Statement indicates that the proposed works will not be readily seen from nearby roads and public spaces. That is correct as far as the north side of the river is concerned but the proposed alterations will be seen from what is believed to be a permissive riverside walkway on the south side of the river and from properties backing onto it. This is in addition to the users of the river itself.

The heritage statement indicates that the adjacent balconies will also need to be replaced. Clearly, this then provides an opportunity to ensure that there is a consistent design of replacement balconies and fenestration across the river elevation of the block; a comprehensive rather than an ad-hoc approach.

For the reasons given, the Panel considers that the replacement balcony and changes to the fenestration of the building will fail to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets and their setting.

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.