



Arun District Council
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7th July 2021

Arun District Conservation Area Advisory Panel
C/O Brian Banister
86 Orchard Way
Barnham
Bognor Regis
PO22 0HY

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: AB/75/21/HH
Site Address: 54 Tarrant Street Arundel BN18 9DN
Description of works: Alterations to fenestration and installation of 4 x new rooflights and waterproofing system to basement and outbuilding. This application may affect the character and appearance of the Arundel Conservation Area and the setting of a listed building.

Thank you for your internet representation made on 6th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38036

Objection

Most of the works to this Grade 2 Listed Building are ones of repair and as long as they are undertaken to best historic building standards then they are welcomed as securing the building in sound condition for the future. It is also considered that the installation of the conservation rooflights in the roof of the outbuilding will not cause harm to the character or appearance of the conservation area.

The submission of elevational drawings in addition to the photographs would have helped to better understand the proposed external changes.

The Panel are concerned at the reference in the Design and Access Statement to double glazing for high level windows on the rear elevation of the building. There is a detailed section of the proposed new double glazed windows which shows the use of slimline units with glazing bars 2mm thicker than the existing ones. Given the location of the windows on the rear elevation the Panel consider that in this respect there will be no adverse impact on the appearance of the conservation area.

However, there is no detailed condition report to indicate the age of these windows or that they are beyond reasonable repair. Historic England's advice is quite clear that repair is the preferred option before total replacement since the latter can involve the loss of significant historic fabric. This issue is also relevant in respect of the other windows proposed to be replaced.

In the absence of information to support the loss of the existing windows then the Panel consider that the grant of LBC would set a precedent for similar inappropriate proposals in the conservation area and possibly in historic buildings and areas elsewhere in the District. It is considered that on this issue the proposals will conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection

of designated heritage assets.

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 including your name and address 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 Planning 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 Planning 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.