

9th October 2019

Dear Sir/Madam

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

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Remove first floor 'stilted' roof terrace and replace with ground floor extension and new first floor roof terrace. Convert adjacent ground floor covered walkway into small room. Build two storey rear extension, with roof lantern and terrace/balcony. Put in extra window on ground floor eastern (side) elevation, and replace window with door on ground floor South (rear) elevation. Remove red tiles on first floor rear wall and replace with white render. This application may affect the setting of a Listed Building. This application may affect the character and appearance of the Arundel Conservation Area.

Mews House London Road Arundel

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Thank you for your internet representation made on 8th October 2019 which has been recorded as '**no objection**' with the comments as follows:

*Mews House is a Locally Listed 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.*

*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 impacts adversely on the street scene and the setting of nearby Listed Buildings. A huge improvement to the appearance of the property and the locality could be made if traditional vertically sliding painted timber sash windows were reinstalled.*

*The application includes very clear existing and proposed floor plans but the elevational plans are not as clear and precise as perhaps they should be. The latest plans propose a single storey extension rather than a two storey one although the application description still refers to the latter. It would be preferable to introduce a break in plane between the existing side wall and the extension in order to preserve the profile of the original building. However, the extension is of a size, extent and location that, subject to high quality materials and finishes, the result should be no harm to the character or appearance of the conservation area.*

*If the Council is minded to grant permission it will be important that conditions are attached requiring the submission of precise details of materials, finishes, fenestration, doors, the balcony balustrade and external staircase. As mentioned above, these need to be of high quality and a further proliferation of upvc windows, doors or other features would not be appropriate in this very sensitive location.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is

recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

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 faithfully

Neil Crowther  
Group Head of Planning