

9th October 2019

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Listed building consent for a single storey rear extension, new timber boarding & fenestration changes, formation of internal walls to create additional living accommodation & alterations to existing window openings & replace with Crittal windows on NE & NW ground & first floor.

30 High Street Arundel

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

No 30 High Street is a Grade 2 Listed Building and part of the imposing group comprising 30-34 High Street which terminate the sequence of street fronted historic commercial/retail buildings on the east side of High Street. The mid-18th Century facade of the group is of particular importance with its attractively bold brick detailing and fenestration.

An excellent and comprehensive Heritage Statement and Impact Assessment accompanies the application and illustrates the complicated and historically significant building evolution of the premises since the late medieval period.

The principal changes to the existing elevations to the rear of the building appear to be located in those parts which were largely reconstructed in the early 20th Century and have little historical or architectural significance. From the submitted plans there appears to be fenestration of inappropriate design at first floor level in the north-west elevation of the existing rear extension.

The proposed extension is of a simple modern design and is of a scale and height which does not impact adversely on the existing building. It is important that it should be of high quality detailing and materials; if so, then its modern design will complement and add to the long historic building evolution of the premises.

The alterations to the fenestration of the existing extension involve enlarging existing openings. However, given the extension's low level of historical and architectural significance and the complementary nature of the new fenestration with the design of the proposed extension, there will be no harm to the character or appearance of the conservation area.

If the Council is minded to grant permission it is suggested that conditions be attached requiring the submission of precise details of materials, finishes and fenestration. Perhaps a detail also needs to be submitted of the junction of the external walls with the roof of the proposed extension to ensure a finish and appearance appropriate to the modern design of the structure.

In conclusion, subject to high quality details and finishes, it is considered that 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 conservation areas.

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 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.

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