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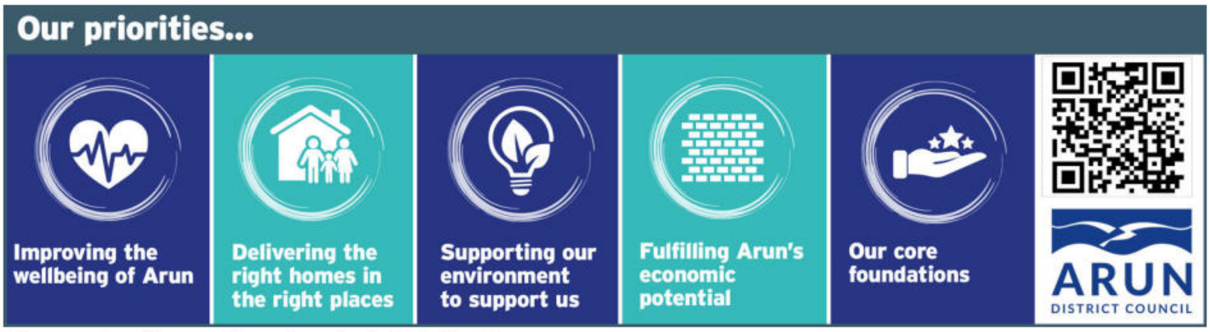
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Arun District Council, Civic Centre, Maltravers Rd
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From: Brian Banister [redacted]
Sent: 18 February 2026 14:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Arun Conservation Area Advisory Panel comments on applications

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Hello,
The **Arun Conservation Area Advisory Panel** wish the following comments to be taken into consideration in the determination of the following applications:

A/10/26/PL - Corner House, The Square, Angmering

Objection
The Corner House, locally listed, is a prominent building within the conservation area and begins the attractive and continuous sequence of locally listed and listed buildings forming the south eastern edge of Angmering Square. It also lies in close proximity to, or forms part of the setting of, other nearby listed buildings.
Although there have been some external alterations, the building, by reason of its age, appearance, form and location, makes a positive contribution to the character and appearance of the conservation area.
The Panel regret that planning permission was granted for the use of pvcu fenestration in the new development on the Chandlers Garage site but it is a modern development which does not have the same direct physical relationship with the historic core of the conservation area as the application site.
Pvcu windows and doors are generally held not to be suitable in the historic environment due to their lack of subtlety and unconvincing finish, surface reflections, profiles, proportions etc. The loss of traditionally constructed timber fenestration to pvcu replacements invariably leads to a loss of heritage significance in the host building and the wider historic environment. There must be the danger that if approved on this site with its very close physical and visual relationship with other designated and non-designated heritage assets there will be difficulty for the Council in the future to resist similar proposals in the conservation area, very much to the detriment of its heritage significance.
Given the context described, the replacement windows and door need to be of painted timber with slimline double glazing. The windows need to be vertically sliding sashes with properly formed glazing bars. It is suggested that given the proportions of the first floor window openings, a more suitable glazing bar pattern would be 3 panes over 3, and this would better match the fenestration at ground floor level, and improve the appearance of the facade.
The proposal is considered to conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated and non-designated heritage assets.

AB/148/25/PL and AB/149/25/L - Arundel War Memorial/outside 5-7 High Street, Arundel
No Objection
The Panel deeply regret the potential loss of the historic cast iron street lighting columns, particularly those in The Square which make a distinctly positive contribution to this important space.
However, the Panel is in no position to dispute the structural and public safety issues described in the applications and must reluctantly accept the argument that there is no option but to remove the cast iron units.
The Panel welcomed the input of Arundel Town Council in the design of the proposed replacement units which will have a very similar appearance and height as the existing. If other cast iron street lighting columns, albeit relatively modern, need to be replaced within the conservation area, it is hoped that the same design will be followed.
The Statutory Amenity Societies will need to be consulted on the application but it is not clear if the Council has a duty to consult Historic England. It is hoped that the Council will consult HE since, clearly, there are implications for historic cast iron structures nationally, not only locally, and it would be interesting to receive their views on the matter.
If consent is granted for the removal of the columns it is hoped that they will be properly recorded and offered to a relevant museum, eg Amberley Museum.
Note: Cllr Carolyn Kenney declared an interest in the application and took no part in the Panel's consideration of it.

AW/14/26/HH - 27 Kingsway, Aldwick
Objection

Given the attractive, leafy, domestic, low density nature of this maritime estate, and the traditional design of the dwellings and their surrounds, the Panel considered that the particular design and material of the proposed new boundary fence and gates to be obtrusive and out of keeping with the character and appearance of the conservation area.

The Panel considered that any new boundary demarcation needs to be of sensitive design and height, constructed of natural materials eg timber, or of good quality brickwork. The possibility of hedging of a suitable and appropriate species could also be considered.

BN/127/25/HH and BN/128/25/L - Barnham Court, Church Lane, Barnham
No Objection

There appears to be little difference in the appearance of the proposed boundary treatments compared with the existing, and the Panel consider that there will be no harm to the character and appearance of the conservation area.

BR/6/26/PL - 67/69/71 Upper Bognor Road, Bognor Regis
No Objection

The Panel note that this is a resubmission with amendments to address drainage issues. The scheme is partially implemented and so the Panel have no comments to make.

LU/29/26/PL - 25 River Road, Littlehampton
Objection

The Panel fully accept that the redevelopment of this site in an appropriate manner, replacing the former garage structure, can only enhance the appearance of the conservation area.

However, the Panel have severe reservations concerning the proposed roofing materials, and the detailing of the present scheme.

The traditional roofing materials in the conservation area are natural slate and plain clay tiles, with the former predominating in the late 19th Century/early 20th Century buildings. In many cases natural slate has been replaced with the ubiquitous Redland 49 concrete interlocking tile which is an inappropriate, bulky and detracting feature on traditional buildings with attendant adverse effects on the character and appearance of the conservation area. In addition, the colour of the tile fades over time, unlike natural slate and plain clay tiles which form an attractive patina as they age. In many improvement schemes in conservation areas the effort is made to replace interlocking concrete tiles with the natural slate originals.

Para 219 of the NPPF indicates that LPA's should take the opportunity in new development within conservation areas to better reveal their significance. This is relevant here where traditional natural slate is very much part of the heritage significance of this particular riverside conservation area. As such, the Panel object to the use of interlocking concrete tiles proposed on both of the new buildings and natural slate should be insisted upon. An inspection of the terrace on the River Road frontage will show that the westernmost property still retains its natural slate roof, and that should be the exemplar, not the inappropriate roofing materials on the remainder of the terrace.

The Panel welcome the proposed continuous domestic frontage proposed for the new River Road properties, rather than the disruption with a vehicular opening which was a feature of previous schemes. In addition, it welcomes the attempt to imitate some of the features on nearby traditional elevations such as the pattern of window openings. The Panel would suggest, though, that the fenestration and doorways need to be deeply recessed in the external walling, in order to reflect that on nearby buildings. The doorways would benefit with a simple hood, again to emulate those nearby.

The fenestration is described as white timber in the application form, which is welcomed and appropriate but it should be established that the windows will be vertically sliding sashes.

On the Terminus Place frontage, the scheme would benefit with a break in wall plane where the roof changes height.

For these reasons, particularly in regard to the inappropriate roofing materials, the Panel considers that the proposal conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of conservation areas, and local distinctiveness.

LU/30/26/PL - Flintstone Centre, East Street, Littlehampton
No Objection
The Panel consider that the proposed works will not harm the character or appearance of the conservation area.
As indicated in the DAS the prominent mullion and transom framework to the fenestration is an important feature of the building. It is not clear whether this framework is to be replaced or not. If it is then cross-sectional drawings should be submitted to illustrate that it will be replaced like for like.

R/8/26/PL and R/19/26/A - Lamb Inn, 73 The Street, Rustington
Objection
The Panel noted that the advertisement application includes the painting of parts of the ground floor of the building a strident red colour which would detract from the appearance of the building and the conservation area. Such repainting should surely be included within the planning application and not the advertisement application.

Kind regards
Brian Banister MRTPI(Rtd), GradDiplConsAA
On behalf of ACAAP