



From: Elaine Walby on behalf of Planning.Responses
Sent: 20 April 2026 11:30
To: Planning Scanning
Subject: FW: A/37/26/L19

PL- Consultation- Conservation Officer response

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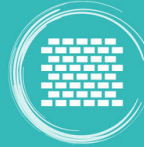
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 17 April 2026 15:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Susan Haley <Susan.Haley@arun.gov.uk>
Subject: A/37/26/L19

A/37/26/L19

Address: The Vestry Cottage Arundel Road Angmering BN16 4JS

Proposal: Variation of condition 2 following the grant of A/151/25/L for approved plans.

Heritage Assets:

The following Heritage Assets have been identified:

- The Vestry Cottage
- Angmering Conservation Area

The Vestry Cottage

The Vestry Cottage is a two-storey mid-C19 cottage designed by the notable architect S.S. Teulon. The building has knapped flint, complemented by red brick dressings and quoins with grey headers. It has a half-hipped tiled roof, two decorative chimneys and traditional casement windows. A distinctive corbelled bay window is located on the first floor, adding architectural interest to the otherwise modest façade. It is attached to the Vestry Hall, which is also a listed building. It also forms a group with the Vestry Hall, Lych Gate and the parish Church. It derives its significance from its architectural and historical interest.

Angmering Conservation Area

The property is located within the Angmering Conservation Area, which encompasses the historic core of the village. Originally a rural settlement surrounded by open fields, Angmering has retained much of its historic character despite later development. The special interest of the conservation area lies in its concentration of historic buildings, the largely intact street pattern, and the consistent use of traditional materials such as flint, brick, and clay tile. These features contribute to its architectural and historic significance, as well as its visual cohesion.

The village’s historic layout remains evident, with High Street and Arundel Road converging at the village square, close to the parish church and village green. The area contains a notable concentration of buildings dating from the 16th to 19th centuries, which reflect Angmering’s gradual development and contribute to its distinctive character.

The conservation area can be broadly divided into three townscape character areas:

- The Square
- Arundel Road
- The High Street

Comments:

Permission has already been granted for the extensive refurbishment of the cottage, and the current proposal seeks to amend or alter the approved scheme of works. The revised floor plans would appear to be acceptable. It is assumed that the architect has confirmed that the proposed system would not result in harm to the historic fabric of the building and that it would be reversible.

While the amended floor plans may be acceptable in principle, the original permission included a wider set of approved plans, including drawings showing external alterations and other works. As the current application has been submitted under Section 19 to vary the plans condition, it is considered that all relevant amended plans would need to be submitted as part of this application, rather than only the revised floor plans.

Conclusion

Subject to my comments on the need for all of the plans, I am of the opinion that the revised element to the previously approved scheme would not cause harm to the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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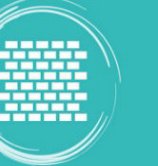
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