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Arun District Council, Civic Centre, Maltravers Rd
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From: Brian Banister [REDACTED]
Sent: 25 August 2026 12:48
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 applications:

A/60/26/HH - Russetts, High Street, Angmering

No Objection

The Panel had some concerns at the loss of an on-site parking space which could lead to further on-street parking to the detriment of the conservation area. This issue would be exacerbated if the proposed guestroom were to be ever used as a separate unit of residential accommodation or for an Airbnb, for example.

For these reasons, the Panel would have no objections to the proposal as long as a condition of planning permission required that the accommodation shall only be used for purposes incidental to the use of the host building as a single dwellinghouse.

A/113/26/HH - 2 Chapel Walk, Mill Road Avenue, Angmering

No Objection

The Panel consider that the proposed works will have no adverse effect on the character or appearance of the conservation area.

AW/159/26/S73 - 3 The Byeway, Aldwick

No Objection

The Panel consider that the proposed variations to the original plans will have no adverse effect on the character or appearance of the conservation area. It was considered important though that the tiles to the roof of the proposed front porch should match those on the main roof of the host building.

BN/86/26/L and BN/90/26/HH - Barnham Court, Church Lane, Barnham

No Objection

The Panel consider that the proposed works should enhance the setting of this important Grade 1 Listed Building and hence can only be an enhancement to the character and appearance of the conservation area.

LU/120/26/HH - 7 Norfolk Place, Littlehampton

Objection

The building, locally listed and probably dating to the early 19th Century, makes a distinctly positive contribution to

the character and appearance of the conservation area. It helps enclose the space of Norfolk Place which is an important feature in the historic development of the town. In addition, the north elevation of the building is composed of extremely high quality galleted flintwork constructed to such a standard that did not require the use of strengthening brickwork dressings around door and window openings and reveals; a rare feature.

Given the location within the conservation area and the heritage significance of the building, the Panel consider that the use of Pvcu in windows, fascias and guttering is inappropriate. It is accepted that there is the presence of Pvcu in the locality but in the main this is restricted to relatively modern development while the historic buildings have their traditional fenestration and other features left intact. It would be regrettable that if permission were granted for the current proposal, it would then provide some form of precedent, making it difficult to resist similar approaches on other historic buildings in the conservation area. That would quickly erode the heritage significance of those buildings and the conservation area.

It is generally accepted that Pvcu lacks the subtle finish and/or proportions of painted timber and metalwork which is so important in historic asset contexts and, therefore, its use considered inappropriate. The new joinery should have been of painted timber and the guttering would have been better as painted cast iron or powder coated aluminium.

There is also concern at the loss of the chimney since these are important features on buildings of this age, and are attractive skyline features within historic areas.

From the information available in the application it would seem that, hopefully, no new fascia is proposed for the important north elevation of the property. This elevation does not require such a feature and if a bulky Pvcu, or even a painted timber one, were introduced then it would be an intrusive, detracting and inappropriate alteration. As such, it is important that the description of the application is amended to ensure that this elevation is excluded from reference to the provision of replacement fascias. Currently, the description refers to replacement fascias 'to all elevations'. In the opinion of the Panel, the works detract - and given the current description of the application will potentially detract - from the appearance of the historic building and the conservation area. This is considered to conflict with the policies contained in the NPPF and ADLP relating to the protection of designated and non-designated heritage assets.

Kind regards

Brian Banister MRTPI(Rtd), GradDiplConsAA.

On behalf of ACAAP