

Nicola Oktay

From: Brian Banister [REDACTED]
Sent: 20 May 2025 16:53
To: Planning.Responses
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 account in the determination of the applications:

AB/35/25/HH and AB/36/25/L - 6 Park Place, Arundel

No Objection

It is considered that the works will have no adverse impact on the character or appearance of the conservation area.

The cellars are interesting and unusual features, possibly of some historic value. As such, if the recent infilling structure were ever removed, great care would be needed to ensure that the original fabric of the cellar is not damaged. It seems likely that in any event LBC would be required for such works.

AB/49/25/HH and AB/50/25/L - 15 Maltravers Street, Arundel

Objection

The property is an imposing, late 18th Century, Grade 2 Listed Building which is prominent in the street scene. Its rear elevation is visible from certain viewpoints within, and outside, the town. The Panel had some concern with the depth of the proposed extension but considered that it would not impact adversely on the character or appearance of the conservation area, given the scale, mass, and configuration of the rear elevation of the property. However, the Panel do object to the attendant pergola structures (B and C on the sketch contained in the DAS) which will project too far forward and detract from the appearance of the building and the conservation area. Wider supporting columns are also necessary to give visual integrity to the whole structure.

AW/51/25/HH - 11 HuntersClose, Aldwick

No Objection

It is considered that the proposals will have no adverse impact on the character or appearance of the conservation area.

AW/93/25/HH - 45 The Drive, Aldwick

No Objection

It is considered that the proposals will have no adverse effect on the character or appearance of the conservation area.

AW/94/25/HH - 238 Manor Way, Aldwick

No Objection

It is considered that the proposals will have no adverse effect on the character or appearance of the conservation area. The external materials will need to match the existing.

LU/68/25/PL - Flat 2, 17 Western Road, Littlehampton

Objection

The property, included in the Council's Local List, forms part of a simple but attractive, early or mid 19th Century, painted stucco terrace and sequence of buildings which make a distinctly positive contribution to the character, appearance and heritage significance of the conservation area. Angled bay windows with concave shaped canopies are important features of these buildings, as are the traditional painted timber vertically sliding sash windows.

The replacement of painted timber windows with upvc ones will materially detract from the appearance and heritage significance of the building, the set of buildings just described, and the conservation area.

It is generally accepted that pvcu windows are not appropriate in historic contexts because they lack the finesse, profiles, glazing bar construction, surface appearance, and very often, as in this case, the operating mechanisms of the painted timber originals.

It is accepted that there are some examples of pvcu fenestration in the locality but painted timber remains predominant. In any event, it would be wrong to perpetuate and widen the use of what is clearly an inappropriate form of fenestration given the designated and non-designated heritage asset context.

If the existing timber windows really need to be replaced rather than repaired then they need to be of like for like materials, design and operating mechanism. It may be possible to use double glazed panes, perhaps slimline units, as long as this does not lead to overlarge frames, glazing bars etc. As it stands, it is considered that the proposal conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated and non-designated heritage assets.

LU/77/25/PL - 49 River Road, Littlehampton

The property, which is included in the Council's Local List, is one of the few remaining original former river related commercial structures. As such it makes a positive contribution to the character and appearance of the conservation area.

It is considered that the proposals should assist the future viability of this important building and are welcomed.

As such, the Panel consider that the proposals will have no adverse impact on the character or appearance of the conservation area.

LU/79/25/L - 36 The Street, Rustington

No Objection

It is considered that the proposals will have no adverse impact on the character or appearance of the conservation area.

LU/76/25/PL - Former Waitrose site, Avon Road, Littlehampton

Objection

The site forms part of the setting of the East Street Conservation Area and also that of nearby Listed, and Local List buildings

It is considered that the proposed building is monolithic in form and bland in elevational treatment and appearance.

The Panel's view is that it does not relate or concede in any way to the character, scale and intricacy of its surroundings and will materially detract from the settings of the heritage assets referred to above.

If the intention is to provide a structure with an individual design approach which is not necessarily projected to sympathise with the surrounding townscape then it needs to be truly outstanding in quality of design, finish and materials; clearly absent from the present proposal. As such, the Panel

consider that the proposal conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of the settings of designated and non-designated heritage assets.

R/40/25/HH - 38 The Street, Rustington

No Objection

The Panel would prefer to see the wall reconstructed with flint rather than brick given the strong presence of flint walling in the immediate locality and the conservation area generally.

If the wall is to be constructed as proposed then the brick needs to be of a suitable high quality and laid in English bond as existing with good pointing, given the heritage asset context.

WA/36/25/L - Jessamine Cottage, The Street, Walberton.

No Objection

The proposal should enhance the appearance of the property and the Panel consider that there will be no adverse impact on the character or appearance of the conservation area.

Kind regards

Brian Banister MRTPI(Rtd), GradDiplConsAA

On behalf of ACAAP