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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 29 January 2026 11:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jonny Cooper <Jonny.Cooper@arun.gov.uk>
Subject: LY/14/25/HH

LY/14/25/HH

Ubuntu Priory Farm Station Road Arundel BN18 9PH

Single storey extension.

Priory Farmhouse (formerly listed as Priory Farmhouse, incorporating remains of Calcetto Priory) is listed at Grade II*. Queen Adelisa, widow of Henry I, who later married William de Albini, Earl of Arundel, founded a small house here for Augustinian Canons sometime before 1151. Dedicated to St Bartholomew, it became known as the Priory de Calceto, or Priory of the Causeway. The priory was suppressed by Cardinal Wolsey in 1524.

According to the listing description, part of a square tower survives and now forms the farmhouse. This is a square 13th-century building of stone rubble and flint with red-brick dressings, featuring two stone buttresses on the south-west side. It has a pyramidal tiled roof and casement windows beneath a pentice roof. The building derives its significance from its architectural and historical interest.

If the barn stood within the grounds of the listed Priory Farmhouse at the time the farmhouse was first statutorily listed, it is likely to be considered curtilage listed. In that case, Listed Building Consent would be required for the proposed works. If, however, it is determined that the barn is not a curtilage listed building, it may still be considered a non-designated heritage asset.

The Proposal

The proposal is for a modest single-storey extension which, in principle, appears acceptable in this location. Its siting and scale ensure that it remains subservient to the host building, and the intention to use a lightweight structure with generous glazing is appropriate in concept. However, the detailed design raises concerns. The proposed rooflights are disproportionately large, and the use of uPVC windows and doors is not supported. Standard modern rooflights are also unsuitable. Windows and doors should be timber, and any rooflights must be of a heritage type set flush with the roof slope to minimise visual impact.

Overall, while the principle of a modest single-storey extension is supported, the current detailing is problematic. The scheme should be revised to ensure the extension preserves the character of the building and achieves the least possible impact.

Conclusion

Overall, while the principle of a modest single-storey extension is acceptable, the detailed design is problematic.

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