

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 01 July 2026 10:53

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>

Subject: WA/26/26/HH

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Address: Myrtle Cottage The Street Walberton BN18 0PJ

Proposal: Removal of existing boundary wall damaged by large adjacent tree, and reconstruction of retaining wall on correct alignment (removal of the tree is the subject of a separate application)

Heritage Assets

Myrtle Cottage

Myrtle Cottage makes a positive contribution to the special character and significance of the Walberton Village Conservation Area. It is an early C19 property with painted stuccoed elevations and a pitched slate roof. The principal elevation is arranged with timber casement windows and a centrally positioned doorway, which features a pediment-shaped hood and a door of six fielded panels. These features are representative of the traditional materials and palette which define the conservation area.

As an early C19 building, the cottage reflects the prevailing domestic scale of development within the village, being of two storeys and modest proportions, consistent with the wider pattern of historic buildings. It derives its significance from its architectural and historical interest.

Walberton Village Conservation Area

Walberton is essentially a linear village, formed around a principal transport route (The Street), which runs broadly west–east. The majority of buildings follow this linear pattern of development, fronting onto the road.

The conservation area is characterised by a rich palette of traditional building materials, ranging from historic flint to a variety of brick types, with slate roofs and clay tiles predominating. Flint is a particularly prevalent material, used in the construction of houses, outbuildings and boundary treatments, contributing to the strong sense of local distinctiveness.

The conservation area is divided into a number of distinct character areas. Myrtle Cottage lies within the Church Lane character area, which is defined by its quiet, semi-rural qualities, narrow lanes and low density of development. Properties are typically detached and arranged in a loose but coherent pattern, often fronting directly onto the road.

In this context, Myrtle Cottage forms part of a scattered yet cohesive group of historic buildings. Its traditional materials and architectural detailing complement the wider mix of flint and brick structures within the character area, reinforcing the overall sense of place. The presence of boundary treatments and the relationship of the cottage to the lane further contribute to the interconnected pattern of buildings and spaces which define this part of the conservation area.

Comments:

The boundary wall runs directly adjacent to the public road and has a strong visual presence. The section of wall affected by the proposals extends along the front (south-west) and side (south) of the cottage.

The wall is curtilage listed and, as such, careful attention is required in respect of materials and construction methods.

Part of the wall is of brick construction, with the remainder formed of coursed flintwork with brick detailing. The heritage statement identifies that the wall functions as a retaining structure, with ground levels within the garden significantly higher than the roadside. However, it does not appear that the wall was originally constructed to serve a retaining function.

A very large, mature pine tree within the garden lies in close proximity to the wall and is causing significant damage. The structural integrity of the wall is therefore at risk, and there is potential for partial collapse if remedial action is not undertaken.

The proposal to dismantle and rebuild an extended section of the wall is therefore understood. It is noted positively that any new structural support would be located below ground and would not be visible upon completion. The rebuilt wall is indicated to broadly replicate the appearance of the existing structure.

The heritage statement advises that flints from the existing wall would be salvaged and reused “where possible”. In this regard, it is important that the maximum possible number of flints are retained and reused within the rebuilt sections, and not replaced unnecessarily with new material.

On this basis, the principle of the works is accepted and can be supported. However, this is subject to conditions requiring further details to ensure an appropriate outcome in heritage terms.

Prior to any demolition, a photographic record of the wall should be undertaken and submitted to the Local Planning Authority. This will provide an accurate reference for the reconstruction.

In addition, details and samples of all replacement materials will be required, together with the construction of two sample panels on site: one demonstrating the brickwork and the other the flintwork with brick detailing. Details of the mortar mix, including its composition, colour, and finish, should also be provided.

Required Conditions

The following conditions are required:

Photographic Record Condition – Recording of Existing Wall

No demolition or dismantling of the existing boundary wall shall take place until a full photographic record of the wall has been undertaken and submitted to and approved in writing by the Local Planning Authority.

The record shall include:

- General views of the wall in its entirety, including its setting and relationship to the road;
- Elevational photographs of all sections of the wall to be affected by the works;
- Close-up images showing construction details, including bonding patterns, coursing, and the arrangement of brickwork and flintwork;
- Detailed photographs of the flintwork, including size, finish, and laying pattern;
- Details of mortar joints, including joint profile, colour, and texture;
- Any areas of distinct detailing, variation, or historic repair.

The approved record shall be used to inform the reconstruction of the wall.

Reason:

To ensure that the character, appearance and historic significance of the curtilage listed structure is properly understood and preserved.

Sample Panels

Prior to the commencement of reconstruction works, two sample panels of walling shall be constructed on site and approved in writing by the Local Planning Authority. The panels shall include:

- One panel of brickwork;
- One panel of flintwork with brick detailing;

Each panel shall demonstrate the proposed materials, bonding, coursing, flint selection and laying, mortar mix/finish and workmanship.

The approved panels shall be retained on site for the duration of the works and shall form the standard for the construction of the wall.

Reason:

To ensure a high-quality finish appropriate to the character and appearance of the conservation area and the curtilage listed structure in accordance HER SP1/HER DM1 of the Arun Local Plan and the NPPF

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. 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 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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