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From: Daun Johnson on behalf of Planning.Responses
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From: Brian Banister [REDACTED]
Sent: 23 June 2026 16:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Arun Conservation Area Advisory Panel comments on applications

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Hello,
Thankyou very much for the consultations. The **Arun Conservation Area Advisory Panel** wish the following comments to be taken into consideration in the determination of the applications:

A/75/26/PL - St Margaret's Church, Arundel Road, Angmering
No Objection

There is a clear need for the works in order to protect the historic structure for the future. The proposals are welcomed by the Panel, and will result in a neutral impact on the character and appearance of the conservation area.

AB/28/26/PL - First Floor Flat, 5-7 High Street, Arundel
Objection

The building, locally listed, is extremely prominent in the view towards the town from the river bridge. This view is probably the most important one of the historic town. It is probably not an exaggeration to say that it is one so widely known that it is nationally recognisable. The principle of undertaking works to revert the premises to an earlier and more acceptable appearance is fully supported but the use of top hung sash windows is simply not appropriate in such a sensitive historic asset context. When closed they will not have the subtlety of vertically sliding sashes and when open will be a visual falsehood and totally incongruous. They will in no way improve the appearance of the property, and arguably will detract from it. It is essential that the new replacement windows should be painted timber vertically sliding sashes. The works, as now proposed, will detract from the appearance of the property and the character and appearance of the conservation area.

AB/30/26/L - 38 Maltravers Street, Arundel
No Objection

The proposal will have no impact on the character and appearance of the conservation area.

AB/31/26/L - 53 High Street, Arundel
Objection

The building, a grade 2 listed building, is particularly prominent in the High Street townscape. It is of a robust, beautifully proportioned and detailed late Victorian/Edwardian Tudoresque design where the very dark stained timberwork, used consistently throughout the street elevation, is an essential unifying architectural element and, therefore, an important part of the heritage significance of the building.

The proposal to recoat the ground floor timberwork in the colour proposed, which clearly does not match the original, will be discordant, materially detracting from the appearance and visual integrity of the building; thereby also detracting from the character and appearance of the conservation area.

The use of the decals and other signage across the historic facade is also unacceptable and needs rethought.

It is considered that the proposals will conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets.

AW/90/26/HH -27 Kingsway, Aldwick

No Objection

There appear to be other premises with front boundary fencing of similar height. The extent of such fences is limited and does not yet unduly impact on the general feeling of openness on the estate.

The Panel would have preferred the use of appropriate boundary planting rather than solid fencing, or a combination of both.

BR/78/26/HH - 15 West Street, Bognor Regis

Objection

The replacement windows appear to be satisfactory but the door details differ between the large scale drawings and the elevational ones. The proposed door design does not appear appropriate to the scale, age and character of the building and a 4 panelled painted timber door (the upper two panels could be glazed if necessary) would be much more appropriate.

FG/35/26/HH and FG/36/26/L - Home Farm House, 63 Ferringham Lane, Ferring

Objection

This imposing grade 2 listed building is particularly prominent in the street scene and makes a distinctly positive contribution to the character and appearance of the conservation area.

The age, design and architectural merit of the building indicate that its windows are an essential part of its heritage significance.

The advice of Historic England does not appear to have been followed in this instance. There is no comprehensive condition report on the existing windows to indicate whether or not they can be reasonably repaired. The double glazing units are too thick and the use of false glazing bars is simply inappropriate in an historic building.

Historic England provide ample advice on how to improve the thermal efficiency of historic windows, useful adaptations such as secondary glazing, and if they need to be replaced the best methods of doing so.

LU/118/26/HH - 4 Old Warehouse Mews, Western Road, Littlehampton

Objection

The property forms part of a modern terrace of vernacular design and is reflective of the traditional buildings, detailing and materials found in the conservation area. The terrace, which is of a not unattractive appearance, helps visually enclose Norfolk Place which is an important historic space in Littlehampton.

It is generally accepted that the use of Pvcu fenestration in the historic environment is not appropriate. This is because it lacks the subtlety of proportion, surface texture and the convincing details of traditional painted timber fenestration.

It is appreciated that there may be some examples of Pvcu fenestration nearby but that should in no way set a precedent for the wider use of an inappropriate material which, if approved, would further detract from the special character and appearance of the conservation area.

LU/132/26/L - Mewsbrook House, 59 East Street, Littlehampton

No Objection

The Panel commended and fully support the proposed works which will materially enhance the appearance of this historically important, imposing and prominent building which is a key focal point in the East Street townscape.

The proposals will also further enhance the heritage significance of the building and will make a distinctly positive contribution to the character and appearance of the conservation area.

WA/26/26/HH and WA/27/26/L - Myrtle Cottage, The Street, Walberton

No Objection

Although the loss of the tree is unfortunate, clearly the works are necessary in order to maintain the attractive boundary walling which is an important feature in this part of the conservation area.

It is suggested that where possible, existing flints and bricks be retained for reuse in the construction of the new section of walling. It is recommended that sample panels of plain brickwork, and of a brick and flint combination should be agreed by the Council's Principal Conservation Officer before building works commence.

Kind regards

Brian Banister MRTPI(Rtd), GradDiplConsAA

On behalf of ACAAP