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Subject: AB/111/19/L

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The property is a grade II Listed building which is located within the Arundel Conservation Area. It is a three-storey red brick building which forms part of a terrace. The ground floor of each house has 1 segmental bay each with 3 double-hung sash windows with glazing bars, and moulded cornice with consoles. The property is considered to be of architectural and aesthetic significance.

The application site is also surrounded by a number of other listed buildings of various appearances and significance, which all contribute to the important townscape character of the local area.

The proposal seeks to replace and re-site a broken metal gate with a wooden gate in the back garden area, replace railings on top of brick wall with new fencing and replace broken or failing brickwork.

It is noted that both the gate and fencing are of modern construction, and in a poor state of repair. Their replacement will not harm any historic fabric. The brick walling appears to be older, and forms part of a larger wall. It is noted, that the intention is to relocate the existing opening as part of the proposal. Such a concept is acceptable, and it is suggested that all of the salvageable material from the wall should be re-used. Any replacement brickwork should match the existing in terms of colour and appearance. The existing brick bond should also be followed.

It is not clear how the gate or the fencing is to be treated or look like, and this should be confirmed so that it is suitable for the listed building and the conservation area.

Conclusion

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

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