

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	AB/112/14/L
Address	23 King Street Arundel BN18 9BJ
Description	Application for listed building consent to remodel existing house, including the upgrade of walls with insulated plasterboard, addition of 2 No new doors & 1 No new window on ground floor, removal of external wall render on first floor and change of design of roof over rear utility and WC.
Case Officer	Anita Gardner
Site Visit	1 October 2014

Objection

There a number of issues with the scheme which are not acceptable to the listed building and as such the application should be refused.

The areas of concern include the following:

- The opening up of the interior is overly intrusive, erodes the historic floor plan and is likely to result in unsympathetic internal space. Of particular concern is the opening between living room and dining room and the retained section of wall in the dining room. Similarly, the loss of a section of wall to provide wardrobes seems high impact given the resulting change, particularly as it compromises bedroom 2.
- The raising of the roof at the rear results in a more shallow roof pitch which is not particularly sympathetic as a building form. These two elements should be retained.
- The internal insulation proposed is likely to have overly intrusive impacts on a number of internal features including skirting boards, architraves and window openings. It is also likely to reduce building breathability and could potentially cause long term harm to fabric.
- The use of insulated render on the exterior is unlikely to be acceptable as breathability needs to be maintained. How this insulation is going to impact the building and its fabric is also not understood.
- The design of the window to replace the door to the rear is not acceptable. Top vents should be avoided in buildings of this period.
- The replacement of the window with French doors is likely to be acceptable subject to design.

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.

Ian Wightman
Senior Historic Buildings Adviser
15 October 2014

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