

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/121/12/L**LOCATION:** Land adjacent to
84 Maltravers Street
Arundel**PROPOSAL:** Application for listed building consent for 1 No new dwelling**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal relates to the erection of a three storey three bedroom dwelling joined to the end of the existing terrace of properties. It is proposed to replicate the design and appearance of the existing terrace in terms of height, design, materials and window position.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat. Site lies at the base of Maltravers Street and the ground levels are lower than height of Maltravers Street by approximately 2m.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Site frontage flint walling to approximately 1m. Railings to front of 84 and rest of terrace to approximately 1m. Planting/hedging to rear boundaries.
SITE CHARACTERISTICS	End of terrace 3 storey property, white rendered elevations. Slate roof. White painted double hung sash windows. 84 has been extended to the rear.
CHARACTER OF LOCALITY	Site lies on edge of Arundel town centre in a predominantly residential area, close to the junction of Maltravers Street and the A27 roundabout.

RELEVANT SITE HISTORY

AB/54/88/L	Application for Listed Building Consent for shed (flint, brick and slate) as an extension to existing shed	Approve Conditionally 01-08-1988
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AB/26/95/L	Application for Listed Building Consent - Remove lath and plaster from g/f walls and replace existing wooden floor with solid concrete floor. Strap cracked gable wall with 4 ties & rods held internally to joists. Temporarily remove brick verge detail to roof & replace in original position after lead flashing installed.	Approve Conditionally 05-05-1995
AB/152/00/L	Application for Listed Building Consent for the erection of a conservatory to the rear	Approve Conditionally 13-02-2001

REPRESENTATIONS

Representations received:

Arundel Town Council

Objection

Proposal fails to sympathetically replicate the rhythm and important characteristics of its neighbours and as such it would appear as an incongruous addition to what is otherwise a uniform and regular terrace of listed properties. It would detract from the character and appearance of the row of properties and would detract from the character and appearance of the properties and its prominent and important setting.

Four Letters of Objection

In principal any dwelling in this location is wrong. Proposal will detract from the aesthetic of the existing row of houses. Would contravene historical and architectural integrity of the area, would impact flow of existing terrace of six. Wouldn't enhance or protect area; would alter balanced appearance of terrace; noise disturbance during construction; traffic would be obstructed. Would unbalance terrace. Out of keeping with the spirit and style of Arundel. Light to rear garden disrupted.

An additional unit would make the terrace an odd number and impact the integrity of the 6 dwellings that have stood there for 20 years. Disrupts the architectural flow, particularly of front doors. The vista fronting at Maltravers Street would be altered to its detriment.

Would cover up the returning end wall which shows evidence of old subsidence repair and as such has a charm, character of its own. Would do nothing to lessen shortage of affordable housing. Would exacerbate parking problems. Would adversely affect a large sycamore tree growing on site boundary. Illegal tree surgery has already been carried out. Insufficient parking. A high risk of flooding is suggested.

Comments on Representations received:

Agreed

Only comments relating to the listed character and integrity of the Listed Building and the appearance of the area can be considered in relation to this Listed Building consent application.

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

Conservation Area Advisory Committee

It is vital that all details match exactly the adjacent building

Historic Building Advisor:

Objection:

84 Maltravers Street is an end of terrace house which appears to date from the early 19th century. The terrace has a strong cohesion in terms of its form and design and an overall symmetry that renders it complete with respect to the building's scope and appearance. The fenestration and doors in particular inform this symmetry and balance which to date remain uncompromised.

As such, the terrace constitutes a significant feature of the Conservation Area as entered from the main highway. Its white stucco finish and proximity to the road gives it a prominence in the streetscape that contrasts strongly with the stone and brick buildings beyond. Its polite nature is also a distinctive feature within the Conservation Area here and contributes to Arundel's varied architectural and historic character. Viewed from the south, the terrace is terminated with a twin gable which gives some understanding of the building in the round. Beyond this, historic buildings can be seen on Park Place and Mount Pleasant within the Conservation Area.

Unfortunately, the proposal to add a further dwelling to the terrace can only compromise its historic form and design and as such its broader contribution to the Conservation Area as described. It would certainly harm the symmetry of the group as well as undermine its integrity as an historic feature of the town.

The amended design to overcome the previous refusal misunderstands the fundamental concern that any addition to this terrace, however well replicated would be harmful to this historic group and would undermine its integrity.

In this instance the most faithful replication of the facade and frontage would be greatly misleading if not pastiche.

Even if it was an appropriate conservation approach, replication is not achievable here as any new dwelling will require double glazing to meet SAP calculations. This would alter the window profile and appearance which in turn would be harmful to the broader group. In this instance it would also include a new range of windows on the south west elevation which are not a feature of the current Listed Building. These would affect the character of the terrace as well as its setting. The windows would be a distraction to the historic facade and at night would offer light spill.

As mentioned previously, setting is fundamental to the group's appreciation within the Conservation Area. Of particular concern here is the space around the building. Its strong relationship to the street scene, as well as the relative permeability of the site which contributes to the appreciation for the broader context and townscape beyond.

In considering its impact, both on the Listed Building, its setting and that of the Conservation Area, this scheme certainly does not preserve or enhance the heritage assets as required under the NPPF. Rather it results in harm which would require broader social benefits to outweigh it. Para 132 of the NPPF states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

Whilst this would be considered less than substantial harm (i.e. not involving large scale loss or demolition) in historic environment terms, the design ultimately results in unnecessary harm to all designated heritage assets which under the terms of the NPPF cannot be considered as sustainable. One of the core principles of the NPPF is to conserve heritage assets as part of a holistic approach towards sustainability. This includes design that conserves or enhances the historic environment.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [AREA2](#) Conservation Areas

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 states:

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to conflict with these criteria in that it is considered to materially affect the character and the setting of the Grade II Listed Building and the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The adjacent building is listed and is located within a Conservation Area. The terrace has a strong cohesion in terms of its symmetry and is a significant and distinctive feature of the Conservation Area as entered from the main highway. Beyond the site boundaries historic buildings on Park Place and Mount Pleasant can be viewed. These longer views and this space around the properties contribute positively to the character and appearance of the Conservation Area. The addition of a dwelling in this location therefore compromises the historic form and design of the terrace and the space around it and its broader contribution to the Conservation Area. The proposal is therefore contrary to advice contained in the NPPF and conflicts with Policy Area 2 of the Local Plan.

The addition of a dwelling to the end of the terrace would compromise its historic form and design and undermine its integrity. The window profile and appearance would not replicate the existing existing and a new range of windows on the south west elevation are not a feature of the current Listed Building. They would affect the character of the terrace as well as its setting.

The application is therefore recommended for refusal for the following reasons.

RECOMMENDATION

REFUSE

- 1 The site is adjacent to a Listed Building within an area designated as a Conservation Area. The proposal by reason of its siting and design would fail to preserve and enhance the visual amenities and environment of such areas and would be detrimental to the setting of the Listed Building and undermine the character of the terrace and its integrity and the character and appearance of the adjoining listed building, and would conflict with policies GEN7 and AREA2 of the Arun District Local Plan, policy BE6 of The South East Plan and the National Planning Policy Framework.