

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 January 2021 08:56
To: Planning Scanning
Subject: FW: AB/125/20/L

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From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 25 January 2021 10:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AB/125/20/L

Conservation officer consultation response

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 January 2021 17:39
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: AB/125/20/L

AB/125/20/L

Listed building consent for a single storey rear extension and alteration to existing kitchen roof.

19 Maltravers Street forms a listed building with Nos 17 to 21 (odd) and No 1 Baker's Arms Hill. It is part of a terrace of early C19. Houses which front directly on to the road. They are 3 storeys, of red brick construction with a hipped slate roof and brick modillion eaves cornice. Red brick chimneys. One range each of double-hung sash windows with glazing bars on 1st and 2nd floors. Ground floor of each house has 1 segmental bay each with 3 double-hung sash windows with glazing bars, and moulded cornice with consoles. Front doors are 6 fielded panels, and semi-circular fanlights, in concentric plain brick arches. The building is considered to be of architectural significance.

The building is also located within the Arundel Conservation Area and is surrounded by a mixture of listed and locally listed buildings. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Maltravers Street, in particular, is identified, towards the top of the hill, as being carved into the hillside with a raised carriageway on the northern side.

A number of Listed and Locally Listed buildings surrounding the site, which all play a significant part of the established character of the local area. Properties are predominantly residential, terraced houses, which retain a wealth of original features and characteristics, relevant to their age of construction/alteration.

The proposal

The plans associated with the application are very simple, but it would appear that the proposal is to seek listed building consent for a relatively small single storey rear extension. This would sit between the neighbouring property and what would appear to be some form of previous extension. The location and scale of the extension, along with some form of flat roof is considered to be acceptable.

However, the level of detail that is provided as part of the application is limited. For instance, it is not clear how the junction between the elevation of the extension and the flat roof will be treated; will there be a parapet, or will bargeboards be used? Whilst reference is made to the use of bricks, it is not clear what these will look like, nor if any particular bond will be used so that the extension will reflect the age/character of the host building. Likewise, there are no details provided regarding the window to be used (materials, colour, glazing).

This are important issues that should have been explained as part of the application, and it is disappointing that such details are not provided.

I also note that the intention is to replace an existing interior door with a window and remove a stretch of wall (so as to provide for a later kitchen space). Whilst the loss of historic fabric is unfortunate, the amount (and age) is such that to would not be detrimental to the building in this instance. The replacement of the door with an internal window is acceptable, subject to details of the design.

Further details of the proposal are required in order to ensure that the proposal will ultimately have a neutral impact upon the significance of the heritage asset. These include:

- Details of how the junction between the elevation of the extension and the flat roof will be treated
- Details of the brick and brick bond
- Details of the new external door including its materials, decorative/protective finish and method of glazing
- Details of the rooflight
- Details of the internal window, including the proposed glazing

Conclusion

The location, size and general concept of a flat roofed extension are considered to be acceptable and not cause harm to the significance of the heritage assets. Further information would ensure that the development would have a positive impact upon the listed building in terms of its appearance. Likewise, the internal works are considered to have a neutral impact. As a consequence, my comments should be taken into account when determining the application,

along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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