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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/126/19/L

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Longmace is a C16 or C17 timber-framed, terraced building, with an early C19 red brick front. The south elevation to Mill Lane is rendered and painted. It has a half-hipped tile roof with overhanging eaves, wooden consoles and bargeboards which were added in the late C19. There is also an impressive chimney, of which the lower (battered) stage is thought to be from C16 or C17. It is 2 storeys and attic rooms. The building is of aesthetic (fortuitous) significance.

It is currently in mixed commercial use, with the majority of the ground floor being used by a firm of estate agents. The remaining floors having previously been used as an office.

The building is also located within the Arundel Conservation Area, in the heart of the town centre. It is surrounded by many shops or restaurant/cafe premises where the upper floors are made up of a variety of uses.

The proposal includes a change of use from office use to that of residential. such a use is considered to be suitable for its historic town centre location and will not cause harm.

In addition to the change of use, the proposals also include various internal alterations. Information regarding the proposed works is included within the heritage and design statement. Having taken the opportunity to review this information, I provide the following comments.

Overall, it is considered that the proposals have been carefully considered and will not result in harm to the heritage asset. There are some more specific points that I note:

It is not clear from the information provided how will the applicant remove the accumulated paint from structural beams? It is important to ensure that the paint is sensitively removed so that the beams are not harmed. If minded to approve the application, the applicant will be required to provide further information and potentially a sample area of the proposed system.

Whilst details of the details of the obscured light have been provided, there are at a scale where it is only possible to get an understanding of the general appearance. Therefore, whilst the concept of replacing the modern light are acceptable, greater details of the obscured light should be provided so that a better understanding of what it will look like and be treated.

I also note that reference is made to lifting the existing floorboards in some of the rooms. The applicant should ensure that the layout and details of the existing floorboards are recorded so that they can be re-laid as exactly as they were.

The proposal to remove the ceilings in the top floor is a positive feature, as it will result in the removal of modern fabric and ensure that there is more original character to the rooms. However, it the works should be such that they allow the roof structure to breathe.

The requirement to include an automatic smoke vent to the high-level glazing is understood and is placed so that it will not harm the significance of the assets concerned. Therefore, if minded to approve the application, please ensure that details of the vent are provided.

Details of any internal joinery and their treatment should be provided to the council, so as to ensure that they are appropriate for the listed building.

Conclusion

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

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