



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 17 January 2020 10:02
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/129/19/HH

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Owl's Hoot is a 2 storey detached house, situated in the Arundel Conservation Area. There also a number of listed/locally listed buildings in the immediate area.

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. In light of this some comments are provided based on my own assessment/observations.

Owls Hoot has been developed and altered over time. The house is believed to date from the early 19th Century (although it has subsequently been extended and altered). The original part of the building comprises a mixture of coursed flint walls with red brick quoins and fibre cement slates to the roof.

Later additions to the building are brickwork and clad with horizontal fibre cement boarding or similar. The windows are a mixture of PVCu double glazed, and Crittall leaded light casements. The use of the modern materials is considered to detract from the character of the building. However, it is still considered to be of aesthetic (fortuitous) significance.

The building is located within the Arundel Conservation Area. It is positioned to the rear of properties fronting Maltravers Street, in an area of predominantly residential gardens.

I note that a previous proposal has already been approved, but not implemented. The current application is a slight revision of this previous approval, but essentially involves alterations and extensions to the original part of the building. The concept of altering/removing the existing extensions is acceptable, as they detract from the character of the older part of the building. It also results in the loss of modern, inappropriate materials, such as the cladding. Likewise, the replacement work is of a style/size that will not harm the existing, older element.

However, the proposed materials are problematic. They are not considered to be appropriate for both the existing, attractive older part of the dwelling, or the wider conservation area and other heritage assets. It is therefore suggested that more traditional materials are used as part of the proposal.

Therefore, if minded to approve the application, details of the joinery and materials should be provided to the council, by way of condition. This will allow the council to ensure that more appropriate materials are incorporated into the building. Likewise, all of the roof lights should be of conservation standard, with a vertical glazing bar.

At present, it is considered that the use of materials causes some harm to the building and the conservation area. This level of harm can be described as being on the lower end of less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

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