

Karen Parsons

From: Anita Gardner
Sent: 08 February 2018 09:04
To: Karen Parsons
Subject: FW: AB/143/17/L and AB/142/17/HH - 7 Old Poor House Cottages, Mount Pleasant, Arundel

Please can this EOT be recorded?

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: David Bennett [REDACTED]
Sent: 07 February 2018 22:59
To: Anita Gardner
Subject: Re: AB/143/17/L and AB/142/17/HH - 7 Old Poor House Cottages, Mount Pleasant, Arundel

Dear Anita

Many thanks for your email regarding the Old Poorhouse. I am happy to confirm on behalf of the client an extension of time for the householder application to 9th February 2018.
Regards

On Wed, Feb 7, 2018 at 3:46 PM, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear David,

As you are aware we have refused the listed application for the above site in accordance with the comments of the Conservation Officer, but the householder application has remained undetermined to date. Having discussed it with my team leader we are minded to approve the householder application shortly and I would appreciate your agreement to an extension of time until the end of the week 09-02-2018 to facilitate this.

Regards

Anita

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From: David Bennett [REDACTED]
Sent: 31 January 2018 18:29

To: Anita Gardner
Subject: Re: AB/143/17/L and AB/142/17/HH - 7 Old Poor House Cottages, Mount Pleasant, Arundel

Dear Anita

What a very disappointing email - needless to say I do not agree with 90% of the contents but I won't go into details here in case the client wants to take it to appeal.

Regards

On Wed, Jan 31, 2018 at 5:45 PM, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear David,

The conservation officer has responded today. Her comments are as set out below. There are no minor changes that can be made to application to address her comments and therefore both applications will proceed to refusal.

The proposal site is within Arundel Conservation Area, and is Grade II Listed Wash-house to the historic Poor House complex.

Arundel had a poorhouse from at least 1682, probably placed on the east side of Park Place. In 1713, it was recorded as housing poor children and widows. A new workhouse was built in adjoining land in 1799-80. After 1782, Arundel was incorporated as a Gilbert Parish. In 1831, the workhouse was built on the Southern end of the same site along what was then called Poorhouse Hill, and is now known as Mount Pleasant.

The current proposal site is marked on the 1874 map. From a brief visual inspection, it would appear that most of the original exterior, including flint walls, tiles roof and fenestration is retained. To the interior, one obviously original spine wall is apparent although breached – presumably as part of the previous (1980's) conversion to a domestic unit.

The proposal is to introduce an upper floor, and insert ground floor bathroom. This requires removal of walls, whose age has not been ascertained and removal of concrete (non historic) floor to allow bathroom to issue into living room at one level. The insertion of the upper floor requires removal ground floor (historic) ceiling to lower the floor level to achieve head height at first floor level. Insertion of staircase, requiring removal of original floor and joists. This stair would pass directly in front of ground floor window. The proposal is to lower the GF ceiling/FF

floor level. This would result in the floor joists appearing/crossing the window. It is not clear how the applicant wishes to address this element to achieve BRegs, in a satisfactory manner suitable for a Listed Building. It is proposed to insert a dormer window to first floor, requiring removal of historic fabric, removing the balance of visual symmetry, representing intrusion to the intended roofline and is detrimental to the street scene as atypical of a single storey building of this type.

Therefore, It is considered that the proposed development does not meet the following criteria for the reasons outlined above:

Arun DC Policy GEN7 refers to principles of development that (iii)... responds to identified characteristics .. and respects and enhances local distinctiveness...

- It is considered that the proposal fails to respect or enhance local distinctiveness, and is detrimental to the street scene.

Arun DC Policy AREA2 Conservation Areas ...Planning permission will be granted for development which preserves or enhances the character or appearance of the Conservation Area or its Setting.

- It is considered that the proposal fails to enhance the character of the Conservation Area or its setting

Arun Local Plan 2011-2031 Policy HER SP1 the Historic Environment ... the council will grant planning permission for development proposals that conserve or enhance the historic environment of the District. Sections a)Conservation Areas b)Listed Buildings d) Locally Listed Buildings of Special Character

- It is considered that the proposal fails to conserve or enhance the historic environment, and the proposals would cause harm to the historic asset.

Arun Local Plan 2011-2031 Policy HER DM1 Listed Buildings: Proposals affecting listed buildings will be required to: a) ..preserve character... e) ...protect and enhance the setting of the building...

- It is considered that the proposal fails to conserve or enhance the special feature of the listed building.

Paragraph 137 of the NPPF states that a new development within a conservation area and the setting of a listed building should 'enhance or better reveal the significance of a designated heritage asset'

- It is considered that the proposal does not adequately fulfil this criterion, and is contrary to:

NPPF Paragraph 132 requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It is therefore concluded that the application be recommended for refusal as it cannot be supported on heritage grounds.

Regards

Anita Gardner

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From: David Bennett [REDACTED]
Sent: 21 January 2018 11:19
To: Anita Gardner
Subject: Re: AB/143/17/L and AB/142/17/HH - 7 Old Poor House Cottages, Mount Pleasant, Arundel

Dear Anita

Thank you for your email. I confirm on behalf of the client that the application period can be extended to 5th February 2018. I would be grateful if you would confirm when you have received the Conservation Officers comments, in case there are any minor amendments required to the application.

Regards

On Fri, Jan 19, 2018 at 4:48 PM, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr Bennet,

I am still awaiting the comments of the Conservation Officer in relation to the above applications and would be grateful if you would agree to an extension of time until 05-02-2018 to allow time for receipt and processing of the application when received. Please could you confirm your agreement early next week.

Regards

Anita

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