

From: Anita Gardner
Sent: 28 February 2018 15:55
To: Planning.Responses
Subject: FW: Planning Consultation on: AB/149/17/L

Please scan as a consultee response

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From: Clare Dales
Sent: 27 February 2018 14:59
To: Anita Gardner
Cc: Tracey Headley-Smith; Juan Baeza
Subject: RE: Planning Consultation on: AB/149/17/L

Dear Anita

I have now had time to look at this application, and note some items which are unexplained, some omitted, some elements recommended for refusal, and some elements of the application which may be found acceptable, but are insufficiently detailed to properly comment.

Missing/unclear items:

- Existing floor plan. The submitted plans marked 'Planning & Building Regulations', show some dotted lines which I presume to be walls which have been removed. For clarity, a set of plans which show the building before any works had been carried out should be submitted. Such should include features that would appear on plan.
- Submitted Drawings: Works refer to internal works only, while external works appear to have been carried out. It is noted that some reference to 'relay herringbone paving and timber balustrading' is noted on Dwg 17/164/103 Works would appear to exceed this description. Description supplied in 'Description of Works' is incomplete.
- Any details relating to the proposed rooflight should be removed from the drawings. The 'Description of Works' states this is part of a possible future LBC
- No specific Engineers or other details which specifically identify the structural elements which are failing, proposed remedial action and making good. Specifically the external rear wall, which it has been noted presently has been lined with Wood Wool and so no 'existing' works can be assessed.
- Specific readings or evidence to support tanking to basement which is not normally supported in such situations, due to harm to the historic asset, undue raising of floor levels to accommodate dpm/underfloor heating etc.

- It is unclear as to proposed location of structural drawing 'Proposed Repair' Bryceson Shaw Associates. This detail is not marked on any plans.
- Unclear 'SE Drawing & Report' referred to under 'Kitchen Proposed' – (This is apparently spine beam repair)
- Replacement of structural elements/repairs to not appear to be supported by a full and thorough structural report. This includes rear elevation, spine wall to lower ground floor, joists to pantry. It is noted that two 'Statements of Support have been provided by the Agent.
- 'Bedroom 4' photo shows apparently failing wall plate. This should be replaced to engineers specification, and ceiling/wall made good with traditional lath/plaster (the photo supplied seems

Items recommended for refusal:

- The removal of lower-ground floor surfaces – namely original stone and brick to allow introduction of tanking, dpc and underfloor heating. These elements are considered are considered harmful to the historic asset and are not supported. It is possible that brick floor may be patch repaired, or covered with new flooring to preserve old, subject to detail.
- The introduction of Savolit boarding on wall surfaces. Where lath and reed plaster is failing, these should be patch repaired like-for-like. There may be a case for this where the wall covering has been removed/failed, namely rear elevation at FF and Second Floor. It would be acceptable that to make good this surface, that studwork with hygroscopic(breathable), board be introduced. This should meet the original ceiling and any joinery replicated to accommodate this new wall section.
- The removal of original joinery, notably doors, door liners, skirtings, picture rails, fireplaces. It has not been stated why these should be removed, other than for the installation of Savolit boarding. Such removal would cause harm, and increased thickness of wall would not allow originals to be reinstated.
- The installation of downlighters other than to 2ndFloor where dropped ceiling is evident. The introduction of these is disruptive to historic fabric.

Reasons for refusal: The general lack of assessment of heritage significance and assessment of case.

NPPF:The Local Authority should take account of: (paragraph 131): the desirability of sustaining and enhancing the significance of all heritage assets (whether designated or not) and putting them to viable uses consistent with their conservation; and (Paragraph 132) 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. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

Items recommended for approval:

- Removal of floor coverings (eg carpet), to expose floorboards. The floors may be refreshed with light sanding and oiled/waxed. Where boards should be replaced, this should be like-for-like timber, fixed. Existing floorboards should not be disturbed, unless necessary, and carefully removed using hand-tools.
- Replacement of failing elements and repaint LGF/Corridor door – Street elevation.
- Use of lime plaster to effect repairs internally. This should be applied to surfaces without the use of reinforcing edging which is out of character with the building. New skim (eg to utility/pantry etc), should be lime to allow the building to absorb moisture and allow breathability. No cementitious products should be used except minor patch repair where existing cementitious plaster exists.
- The installation of sanitary ware and kitchen fittings: It is advised that these works should be subject to condition relating to exits/vents/pipes and flues of any manner as these are not described.
- It is assumed that all replacement electrical wiring, drainage and services be surface mounted or following existing runs.
- New radiators may be fitted in identical locations, using existing pipework (no changes are specified).
- Removal of paint and repair of stair risers/treads/balusters/handrail (see note below)
- Minor repair/replacement of floorboards. Boards may receive a light sanding to remove paint etc.; no aggressive treatments should be used – eg shot blasting

Note: During works, existing features should be adequately protected to avoid potential for damage, notably glass to fenestration, stair (treads/nosings/risers/ balusters/handrail), any joinery that is to be removed should be stored

and numbered so it can be replaced or where damaged, reproduced (although nowhere in the report does it state that there is damage to joinery excepting the corridor door, LGF level.)

I hope the above is of some assistance. On balance, I would recommend the application for refusal, as there are more unresolved/unexplained elements than those which are considered acceptable

Regards

Clare

Clare Dales – Principal Conservation Officer

Planning Department Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 20 February 2018 10:19

To: Conservation Officer

Subject: Planning Consultation on: AB/149/17/L

To: **Conservation Officer**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Listed Building Consent for Alterations, Extension or Demolition of a Listed Building

APPLICATION AB/149/17/L

NO:

Registered: 14th December
2017

Site Address: 44 Tarrant Street Arundel BN18 9DN

Grid Reference: 501591 106963

Description of Works: Listed building consent for internal alterations & renovations

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 08-FEB-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our

website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
