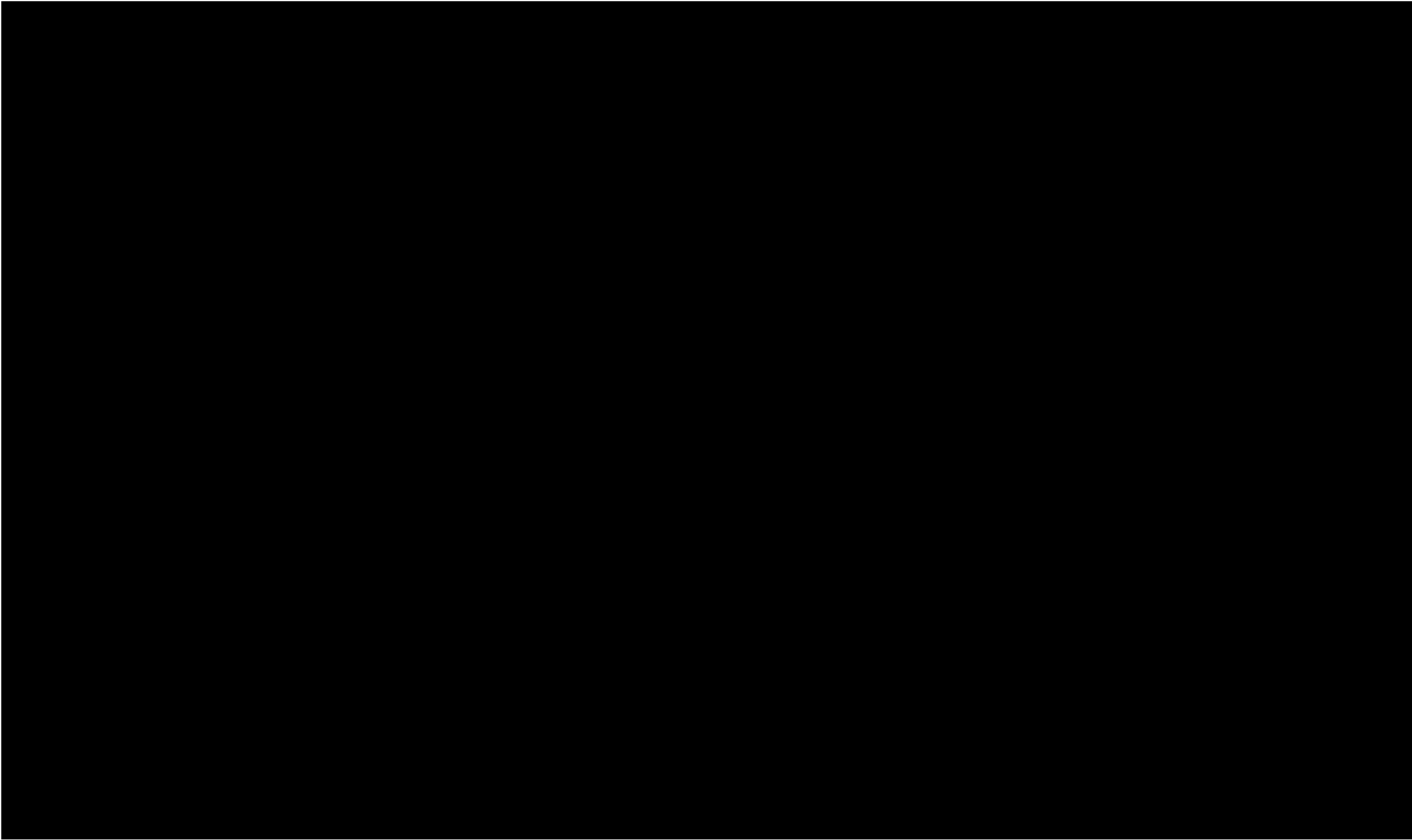




From: Andrew Fuller [REDACTED]
Sent: 05 March 2018 12:31
To: Anita Gardner
Cc: Juan Baeza; Martyn White; Nick Field; mv rowan; AFA
Subject: Re: Planning Consultation on: AB/149/17/L

Dear Anita

I respond on an item by item basis below, indicating our agreement and disagreement with the comments you have provided by the Conservation Officer.

I note that the comments of the Conservation Officer are made on the basis of our report, totalling in excess of 70 pages, rather than a further visit to site. And that they completely fail to take into account an external expert opinion, arranged at the suggestion of Arun DC as the LPA.

All in all, I feel it unwise for ADC to refuse the application on the basis of the consultation received. It demonstrates, in part, a conflict with accepted conservation techniques in the appropriate circumstances, and a clear lack of ability to advise practical remedial action on site.

I submit that the proposed refusal for this application has been as a result of inadequate time made available by the Local Planning Authority, and has relied more upon the matter that works have been commenced prior to the Consent being given.

I request that a meeting on site be made available by the Conservation Officer, or equivalent conservation advisor, prior to determination of the application to which we have agreed an extension for the purpose of involving Martyn White. Martyn, we understand, will be involved in enforcement measures. It is perfectly acceptable (and usual) to control certain details by Condition.

I copy this to Juan and to Martyn for convenience.

Yours sincerely

Andrew

Andrew Fuller FRICS

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On 1 Mar 2018, at 11:02, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Andrew,

Please see the historic building adviser's comments below which should appear on the web site within the next few days.

I have discussed these with my team leader and have written up the application report. The application is likely to be refused shortly.

Regards

Anita Gardner

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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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.

Agent's response

The floor plans show clearly the minor removal of modern stud work walling, mostly cupboards. This can be confirmed to be consistent upon inspection also.

- 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.

Agent's response

We propose that approval of details of external works, namely replacement of modern paving with herringbone brick paviours and cast iron railings be made a condition.

- 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

Agent's response

Agreed.

- 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.

Agent's response

We need some clarity on this. A SE has attended site from the beginning of the project and has designed remedial action to walls, wall plate and beams, that I feel would be perfectly acceptable to the LPA's structural engineer.

- 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.

Agent's response

The rot and earlier repair in the bottom of the one LGF (ancient) stud work wall, alone, demonstrates the need for a modern intervention below paving slabs and brickwork laid on bare earth. To propose that this is not permitted is to exclude 25% of the building from habitable use. Also, this is known to be an accepted intervention on building conservation, elsewhere.

- 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)

Agent's response

Annotation (by SE drawing no) of plans, even though these items have been discussed on site, is not an acceptable reason for recommending refusal. We will highlight this opinion in any upcoming appeal that occurs.

- 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.

Agent's response

These joists are replacements of like-with-like timber (oak) sizes, considered suitable without change, by our SE.

- '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

Agent's response

Incomplete comment received, but our comment above, again, applies.

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.

Agent's response

The exact detail of the proposed floor intervention (numbering and re-bedding as original) will depend upon the formation level to which excavation is required, avoiding the undermining of foundations. If it became appropriate, just a minimal excavation would occur with just the dpm being inserted. Once again a condition would be appropriate here, tbc upon opening up. Not a rec. for refusal. We submit that different levels between the stone and brick flooring and threshold between the two principal rooms suggest one finish is not original anyway. The poor condition brick flooring is uneven, has concrete patches in it, and renders the room unusable irrespective of the damp.

- The introduction of Savilot 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.

Agent's response

The introduction of wood/wool (breathable) boarding is an acceptable Conservation technique, to preserve the integrity of the ancient timber structure within, where the plaster binding layer has failed. (In this case reed affixed with vertical battens). Our specialist report demonstrates, together with our photos submitted, that the reed substrata has lost its fibre strength. This is throughout. The suggestion of patch repairs is inappropriate. All these walls were carefully considered for this form of repair. Detail to the ceiling is agreed. All removed joinery has been stored and viewed by the LPA.

- 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.

Agent's response

All items described above have been retained for replacement. This has not been referred to but has in fact been observed in site. There are 4 no door linings in the principal rooms that require renewal. 2 are beyond repair, (photo provided), and 2 take into account the increased thickness of walls, ref above. They are intended to take the original doors, stops, architraves that have been saved.

- The installation of downlighters other than to 2nd Floor where dropped ceiling is evident. The introduction of these is disruptive to historic fabric.

Agent's response

The Building Regs Heating and Lighting drawing has been provided at the Planning submission stage, in order to demonstrate the intended positioning of downlighters only in the ceilings with which we are in agreement. There is a small contractor error which will be repaired. It was noted that fire alarm supply wires in the corridor were mistaken at inspection by the LPA to be d/lighters.

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.

Agent's response

Agreed, but there are many modern boards intended to be replaced with wider, matching ones. There are a number of areas discovered to be modern chipboard which will be carpeted.

- Replacement of failing elements and repaint LGF/Corridor door – Street elevation.

Agent's response

Not understood.

- 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.

Agent's response

Agreed.

- 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.

Agent's response

Agreed. All drainage runs are as found existing. Any additional internal ones for modern sanitary ware will be surface mounted.

- It is assumed that all replacement electrical wiring, drainage and services be surface mounted or following existing runs.

Agent's response

Drainage runs are to be unchanged as said, but the surface mounting of electrical wiring is considered impractical and unconventional in the rewire of a listed building. It is proposed that the first fix wiring adopts the same route as that which it replaces, but second fixing items are carefully cut into wall finishes, to 17th ed. BS 7671 and AD'M' regs.

- New radiators may be fitted in identical locations, using existing pipework (no changes are specified).

Agent's response

The Heating/Electrical drawings provided demonstrate the minimal re-positioning of radiators in 2 rooms. These have no consequence to the fabric of the building and this condition is deemed unacceptable. The re-positioning is intended to provide more efficient warm air circulation, next to windows, and are fixed to the floor only (Cast-iron replacements)

- Removal of paint and repair of stair risers/treads/balusters/handrail (see note below)

Agent's response

Agreed

- Minor repair/replacement of floorboards. Boards may receive a light sanding to remove paint etc.; no aggressive treatments should be used – eg shot blasting

Agent's response

Agreed

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

Agent's response

It is not considered satisfactory to refuse the whole application "on balance". Specific questions and answers are available if not already covered. The LPA is requested to take the external Specialist Report by former Conservation Officer MV Rowan into account.

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

E-mail: clare.dales@arun.gov.uk

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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

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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