

From: Juan Baeza
Sent: 10 April 2018 09:34
To: [REDACTED]
Cc: Anita Gardner; Tracey Headley-Smith; Martyn White; Clare Dales
Subject: RE: Application Ref AB/149/17/L 44, Tarrant Street, Arundel, BN18 9DN

Dear Ms Huggins

Thank you for your letter. I am grateful for your attempt to engage with the Council to move forward on this site. I would strongly suggest that future proposed works proceed on the basis of a formal pre application submission. You will then benefit from the views of officers before any formal application is made. Details of the pre application service can be found on the council's web site.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner
Sent: 10 April 2018 09:14

To: Martyn White; Tracey Headley-Smith; Juan Baeza
Subject: FW: Application Ref AB/149/17/L 44, Tarrant Street, Arundel, BN18 9DN

FYI

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: Office - Holland Architecture [REDACTED]
Sent: 06 April 2018 14:30
To: Anita Gardner
Cc: Patrick Arthurs; Andrea Muller; Nick Field; Holland Architecture; Victoria Holland
Subject: Application Ref AB/149/17/L 44, Tarrant Street, Arundel, BN18 9DN

Dear Mrs Gardner,

Please find attached letter in respect of 44, Tarrant Street, Arundel, BN18 9DN (Application Ref AB/149/17/L).

Do not hesitate to contact us should you have any queries relating to this.

With kind regards,

Ann-Marie Huggins
Studio Manager



[REDACTED]
71 Peppering High Barn
Burpham
West Sussex
BN18 9RH

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By Email & Post

Mrs Anita Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

6th April 2018

VHA/A-G

Dear Mrs Gardner

Re: Application Ref AB/149/17/L 44, Tarrant Street, Arundel, BN18 9DN

I am writing to inform you that we have been instructed by our clients Mr and Mrs Field to review the works which have been carried out to date at their property prior to the issue of a Refusal Notice on the 20th March 2018 and should be grateful if all further correspondence could be addressed to ourselves rather than to Fuller Associates who was their previous agent.

We are most anxious to resolve the current situation to the satisfaction of all parties concerned and should therefore be grateful of your assistance in determining a course of action to this end.

We have spent some time now together with our planning consultant Patrick Arthurs of APD Ltd reviewing the documentation available through the planning portal and would like in the first instance to meet with you to review the concerns raised by the planning authority, to agree the scope of works approved in the recent planning decision and to scope out a methodology and timeframe for the submission of a revised application for the remaining works to the property

Our Clients understandably at this stage of the proceedings are very distressed having embarked upon, what they had intended to be a sensitive and sympathetic restoration of a Listed Building that would protect and indeed restore its heritage value as an elegant family-home-are now effectively homeless as they are living in short term rental accommodation with all their possessions in storage in the meantime works to the property have stopped.

Therefore, looking through the correspondence it becomes apparent that the Local Authority has found that both the proposed works together with those already undertaken have not been either fully described or properly justified within the context of a Grade 2 Listed building. In addition, it would appear that the Local Authority considers that certain procedures already undertaken have not been conducive to the conservation of the historic fabric of the building.

We would therefore suggest undertaking the following approach in the first instance:

- A comprehensive measured survey of the building as it stands with a full set of interior and external elevations; cross sections; floor plans with service runs and roof plans. Also, a measured survey of the garden and terraces within the boundary walls

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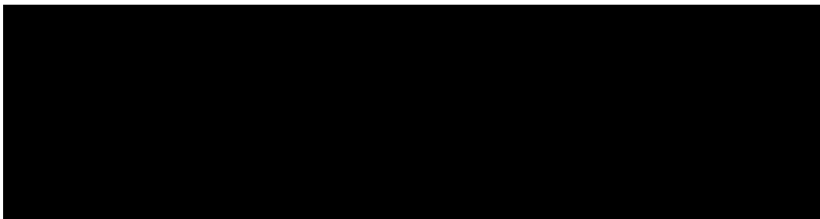
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- With the assistance of the extensive photographic record of the building which has already been taken and the original survey drawings-a clear set of drawings showing the building before work commenced.
- A historical analysis of the development of the building
- An assessment of the work already undertaken and clarification of which elements are considered acceptable: A Listed Building Application will be made, where necessary, in order to regularize certain aspects of the work already undertaken. Where work has been considered unacceptable we will examine alternative solutions and make proposals that restore and reinstate elements of fabric accordingly. There are also aspects of the project which require further design input such as the terraces and garden steps to the North elevation.
- It is accepted also that there may be areas of the work already carried out which require opening up in order to gain approval in terms of Listed Building Consent as well as Building Regulations compliance and these areas will also be highlighted for inspection.

In terms of programming we have a surveyor appointed to start the measured survey on Monday 9th April and once that this is underway will be in a position to move forwards with the fresh application.

We would very much welcome your views on the suggested approach outlined above and hope we can meet to review this on site in the very near future. In the interim please be assured that no unauthorised works will be undertaken at the property and that the applicant, whilst perhaps a little naive in terms of Listed Building consents, did not act with any degree of malice or intent to cause harm to the listed property in fact quite the opposite.

Yours sincerely,



Victoria Holland

Director Victoria Holland Architecture Ltd

Cc Mr and Mrs Nick Field
Mr Patrick Arthurs -ADP Ltd

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