

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AB/155/25/HH

LOCATION: 15 Maltravers Street
Arundel
BN18 9AP

PROPOSAL: Ground floor rear bay window extension. (This application may affect the character and appearance of the Arundel Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AB/156/25/L Listed building consent for ground floor rear bay window extension.

REPRESENTATIONS

Arundel Town Council - No objection.

Arun Conservation Area Advisory Panel (CAAP) -

The proposal is well designed and with appropriate external materials. There will be no harm to the character or appearance of the conservation area. Given, the designated heritage asset context, however, it is recommended that precise details of all new joinery be sought, including operating mechanism, frame and glazing bar dimensions, etc.

No representations were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:****CONSERVATION OFFICER**

The house is Listed as Grade II and the listing description identifies it as constructed in 1792/3, of red brick with a brick modillion eaves cornice and hipped slate roof. It is 3 storeys with 3 ranges of double-hung sash windows with glazing bars, and one 6-panelled door in west range with semi-circular fanlight, and plain brick concentric arches.

The property has developed and changed over a number of phases since its original construction in the late 18C. This include the construction of a two storey extension under a sloping roof was added on the north-west side, facing onto and directly accessible from the street in circa 1860. This was removed

during the late 1990's where the west elevation was rendered; scribed to simulate ashlar-work; and then painted. However, the original dentilled eaves course is preserved along with the original tall, semi-circular-headed window lighting the stairs hall at two levels.

The house is also important for its group value as comprising one element within an architectural or historic unity comprising Nos 3-31 (odd) Maltravers Street and Nos 1, 2 & 6 Bakers Arms Hill. It is considered that its significance is derived from its architectural and historical interest.

Number 15a is a late 18th century building of red brick construction with a hipped slate roof. Brick modillion eaves cornice. The front elevation is arranged in three bays, with the central bay breaking forward and topped by a modillioned brick pediment, and a segment headed coach door with modern doors. Timber double hung sash window with glazing bars at ground floor level, and round arched versions on the first floor. It is considered that its significance is derived from its architectural and historical interest.

Conservation Area

The listed building is also located within the Arundel Conservation Area. The Arundel Conservation Area is expansive, encompassing the historic core of the town, Arundel Castle and the Cathedral. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. The conservation area contains a number of designated and non-designated heritage assets all of which contribute towards the historic character of the town.

Maltravers Street runs largely east-west and is made up of residential properties which form a tight historic grain on both the north and south sides. These are predominantly two, three and four-storey buildings from the 18th and 19th centuries and largely have brick or rendered elevations.

The building which is the subject of this application is located on the southern side of the road and includes the neighbouring stable building which appears to be in the same ownership. The listed building compliments the variety of attractive buildings found in this particular part of the town, and the rear elevation is clearly visible in the surrounding area, including the A27.

The Proposal

The proposal is to remove the existing covered balcony and replace it with a larger enclosed structure. We are informed that the new enclosed space will provide a dining space off the rear of the kitchen at the (raised) ground floor level.

The existing balcony is a simple design, and we are informed that it was constructed in 1998 as part of a programme of works to the listed building. The design reflects the simple rear elevation of the house and is set to one side of the oldest part of the building so that element remains clearly visible. Its design is also such that the C.19 element is still visible.

The replacement structure appears to take cues from the existing modern covered balcony but would project almost a further 2 metres outwards. It would also be fully enclosed for all weather use. The current application represents a revised design and would appear to have addressed previous concerns to the extent that it can now be considered to have a neutral impact on the listed building and the conservation area. I should point out, however, that this is subject to the submission of further information regarding the detailed design of the windows, doors, railings and columns.

Conclusions

The application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the

Development Plan, along with these comments. You will also need to take into account the contents of section 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

Arundel Conservation Area.
Grade II Listed Building.
Built-Up Area Boundary.
Archaeological Notification Areas.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERSP1	HER SP1 The Historic Environment
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a three storey Grade II listed townhouse dating from the 18th century, located at 15 Maltravers Street, Arundel, within the Arundel Conservation Area.

The proposal seeks to dismantle the existing first floor veranda on the rear (southern) elevation and construct a new bay window to create an extension to the kitchen, with a first floor balcony above. The bay window would measure approximately 4.3m in width and 2m in depth, with the balcony projecting an additional 0.85m beyond the rear elevation of the bay window. The design would replicate the existing concave mansard roof form and incorporate a balcony supported by white painted wrought iron columns with matching balustrading, creating a covered area over the lower ground floor.

The new window is proposed to be constructed in white painted timber to match the existing joinery. However, further specifications including details of the opening mechanisms, glazing bar profiles and joinery dimensions will be required to ensure the fenestration is fully sympathetic to the character and special architectural interest of the Listed Building and the wider Conservation Area. Following the comments received by Conservation Officer, an additional condition requiring further details related to the proposed railings and columns has also been attached to this permission to secure these details prior to installation to ensure they are appropriate for their context.

Due to its siting, the development would not be visible from the public realm and would therefore have no impact on the wider street scene. Similar rear projections are present along Maltravers Street and the proposal would not appear out of keeping with the established pattern of development or the character of

the area.

The development would not have an adverse impact on visual amenity and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed bay window would occupy the same position as the existing structure and would not represent a significant increase in overall scale or massing. While the new projection would extend marginally beyond the line of the existing balcony, this change would be modest and comparable to the current arrangement.

Given the limited increase in projection and the established pattern of rear facing openings and balconies, the development would not give rise to any additional overlooking or loss of privacy for neighbouring properties.

The development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4.

HERITAGE

Carleton House is a Grade II listed building situated within the Arundel Conservation Area and in close proximity to several other listed and locally listed buildings. The proposed bay window and balcony would be positioned on the rear elevation, thereby limiting its visibility from the public realm. The design incorporates appropriate external materials and detailing that are sympathetic to the historic character and fabric of the host building.

Carleton House is a Grade II listed building within the Arundel Conservation Area and within close proximity to several listed and locally listed buildings. The proposed bay window would be located at the rear of the property and would be designed using appropriate external materials. The Council's Conservation Officer has reviewed the proposal and raised no objection.

To ensure the proposed finishes including the windows, doors, railings and columns are sensitively designed and appropriate for the context of the setting of the listed building and wider conservation area, conditions are attached to this planning permission to require further details on these matters.

The proposals would preserve the significance of the listed building and conservation area in accordance with design and heritage policies, HER DM1, HER DM3 and HER SP1 of the Arun Local Plan, and the NPPF. The development would not result in harm to the significance of the heritage assets.

SUMMARY

The development is in accordance with relevant Development Plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for

their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan and Existing Block Plan 000.
- Proposed Block Plan 100.
- Proposed Basement 110.
- Proposed South East Elevation 121.
- Proposed Section AA and Side Elevations 122.
- Proposed Ground Floor Plan 111.
- Heritage Statement.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, HER DM1 and HER DM3.

- 3 Prior to their insertion, details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority. The windows and doors shall be inserted in accordance with the approved details and maintained thereafter.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policies HER SP1, HER DM1 and HER DM3 and the NPPF.

- 4 Prior to their installation, appropriately scaled details of the new railings and columns hereby

approved shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the design of the railings which shall be drawn at an appropriate scale. The railings and columns shall be installed in accordance with the approved details and maintained thereafter.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policies HER DM1 and HER DM3 and the NPPF.

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 6 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.