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PL- Consultation- Conservation Officer response

[redacted]

Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 04 March 2026 16:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: AB/156/25/L

AB/156/25/L

Address: 15 Maltravers Street Arundel BN18 9AP

Proposal: Listed building consent for ground floor rear bay window extension.

No. 15 & 15a Maltravers Street

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.

Conditions

WINDOWS AND DOORS

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 before the windows and doors are installed.

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 policy HER SP1 HER DM2 of the Arun Local Plan

RAILINGS/COLUMNS
Appropriately scaled details of the new railings and columns hereby approved shall be submitted to the Local Planning Authority and approved in writing. Details shall include the design of the railings which shall be drawn at an appropriate scale.

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

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).

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