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

REF NO: AB/156/25/L

LOCATION: 15 Maltravers Street
Arundel
BN18 9AP

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	Carleton House is a Grade II listed building located within the Arundel Conservation Area, which encompasses the historic medieval core of the town. The property comprises a three storey Georgian townhouse, with the principal (northern) elevation constructed in red brick with a brick modillion eaves cornice and hipped slate roof. The property had developed and changed over a number of phases since its original construction. A white open porch was added to this frontage during the 20th century. The rear (southern) elevation includes an additional lower ground floor, which is visible only from the rear of the site. To the west, the building is attached to its former coach house, which is a late 18th century building of red-brick construction with a hipped slate roof. The dwelling has since been converted to a separate residential dwelling.
CHARACTER OF LOCALITY	The property lies within the Arundel Conservation Area, an expansive designation that encompasses the historic core of the town, including Arundel Castle, the Cathedral, and the cohesive hillside townscape that forms one of Arundel's principal attractions. Maltravers Street, leading westwards from the High Street and carved into the hillside, forms an important element of this historic townscape. The street is characterised by residential properties on both sides, which represent a mix of two, three and four storey buildings dating predominantly from the 18th and 19th centuries, reflecting the architectural evolution of the town and contributing significantly to the Conservation Area's cohesive historic character.

RELEVANT SITE HISTORY

AB/155/25/HH	Ground floor rear bay window extension. (This application may affect the character and appearance of

	the Arundel Conservation Area).	
AB/54/19/L	Listed building consent to repaint existing external rendered & painted wall (including woodwork such as windows & door frames) & paint rendered wall Heritage Linen White; woodwork will be repainted same colour (white).	ApproveConditionally 24-09-19
AB/29/19/L	Listed building consent for the rearrangement of modern internal walls in lower ground floor.	ApproveConditionally 15-05-19
AB/38/17/L	Internal alterations.	ApproveConditionally 16-05-17

Relevant planning history noted.

REPRESENTATIONS

Arundel Town Council - No objection.

ARUN CONSERVATION AREA ADVISORY PANEL (CAAP) - No Objection.
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.

1 Letter of Objection received from nearby occupiers. Summary of objection:
The resident objects on the grounds of further loss of privacy to their family home. They describe a history of neighbouring works, tree removal, new buildings overlooking their garden, and raised ground levels, that have allegedly already significantly reduced privacy. The proposed extension would overlook the only remaining private part of their garden and create additional light and noise disturbance. They also cite existing issues with smoke from an outdoor oven and note uncertainty about future occupants.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. Matters relating to loss of privacy, overlooking and general residential amenity do not form part of the assessment for Listed Building Consent. These issues have instead been considered under the accompanying householder planning application. In relation to that application, the proposed bay window projection and balcony, albeit slightly larger than the existing, would reflect the existing arrangement and would not introduce any material increase in overlooking or loss of privacy. A full assessment of these matters is provided within the conclusion section of application AB/155/25/HH.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

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.

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).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The Conservation Officer has recommended the inclusion of conditions seeking further details of the proposed fenestration and railings/columns, and this condition has been attached to the householder planning consent which accompanies this Listed Building Consent.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

CONCLUSION
The application seeks Listed Building Consent for the installation of a new bay window to the rear elevation of the property, with a replacement balcony above. The proposed window would be constructed in white painted timber and incorporate a balcony supported by white painted wrought iron columns with matching balustrading, creating a covered area over the lower ground floor. Similar projections are present along Maltravers Street and given the sitting of the proposal, the addition would not appear out of keeping with the established character of the surrounding area.

The key policy considerations are Arun Local Plan (ALP) policies HER DM1 and HER SP1, together with the National Planning Policy Framework (NPPF), which relate to development affecting listed buildings. These policies require that development must protect, preserve and, where possible, enhance the historic character, integrity and setting of designated heritage assets.

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting. In this instance, the applicant has submitted a comprehensive heritage statement in support of the application, which is sufficient to meet this requirement.

Paragraph 208 of the NPPF (2024) requires the Local Planning Authority (LPA) to identify the significance of the heritage asset affected by a proposed development. Carleton House is a Grade II listed building dating from the 18th century with architectural and historic interest as set out earlier in this report. The building is considered to be of architectural and historical significance.

Paragraph 212 of the NPPF (2024) states that great weight should be given to the conservation of designated heritage assets when considering the impact of development proposals, irrespective of whether any harm would be categorised as substantial or less than substantial.

The proposals would preserve the significance of the Listed Building in accordance with policies HER DM1 and HER SP1 of the Arun Local Plan, and the NPPF. The proposed development would not result in harm to the significance of the heritage asset.

SUMMARY
The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions.

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.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

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

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

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1 and the NPPF.

3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

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

5 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

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