

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 March 2021 08:11
To: Planning Scanning
Subject: FW: AB/1/21/L

Amanda Scholes

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From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 08 March 2021 12:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AB/1/21/L

Zachariah Denton
Planning Officer

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Essential maintenance is being carried out to the planning, building control and planning charges database during the week commencing 12 April 2021.
During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 05 March 2021 17:35

To: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: AB/1/21/L

AB/1/21/L

Walker House 14 Tarrant Street Arundel BN18 9DG

Listed building consent for the renewal of existing slate roof replacement of 2 No. window frames on front elevation & painting west elevation & rear garden north & east elevations.

Walker House (number 14) and its immediate neighbour (number 12) form a Grade II late C18 Listed Building. Number 14 is a three storey terraced house with a red brick southern elevation and a rendered western elevation. It has one canted bay on the ground and first floor of each house, each floor with 3 double-hung sash windows with glazing bars. There is a tripartite double-hung sash window on the second floor

The building has a hipped slate roof, as well as one modern door with 4 fielded panels on the southern elevation, and one 5-Panelled door in plain reveal up 3 limestone steps on the west elevation. It is considered to be of architectural and historical significance

The Building is also located within the Arundel Conservation Area. Arundel is located astride the banks of the River Arun, north of the urban coastal area. One of the principal attractions of the town is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Tarrant Street is identified within the conservation area statement as being both narrower, and livelier than, the near-by Maltravers Street. Terraced buildings front directly on to the pavement, with those in the eastern part of the street containing a number of retail uses.

Not only is the building the subject of this application located on a prominent position at the junction with Baker's Arms Hill, it is also clearly visible from the top of Baker's Arms Hill.

The proposal

Having reviewed the contents of the Design and Access and Heritage Statement it would appear that the following works are proposed:

- Renewal of existing slate roof
- Replacement window frames on the front elevation
- Works to stabilise the bay window
- painting west elevation & rear garden north & east elevations

the proposed works appear essential in order to secure the long term maintenance of the building and it is positive to see the level of works proposed.

It would appear that the intention is to only renew the slate on certain parts of the roof, and not all of it as indicated by the application description. Whilst this element is acceptable, it would help to have further details of the slate in order to ensure that it is appropriate for the listed building and conservation area. Such details can be provided for by way of condition, if you are minded to approve the application.

It is noted that replacing the existing window frames will be undertaken on a like for like basis and that the existing sashes and glazing will be retained. Works to stabilise the bay window will include Helibar reinforcement, replacing elements of the brickwork and repointing in lime mortar. Whilst these elements are acceptable, it would be useful to understand what the replacement bricks will look like, along with the method for removing the existing repointing.

It would appear that the proposed redecoration is to only cover over those areas already painted, leaving the existing exposed flint areas in their current condition. The proposed paint colour appears to be acceptable.

Potential conditions

If minded to approve the applications, the following details could be conditioned

- Details of the slate
- Details of the brick
- Method for removing the existing lime mortar

Conclusions

The application is considered to not cause harm to the significance of the heritage assets. 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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