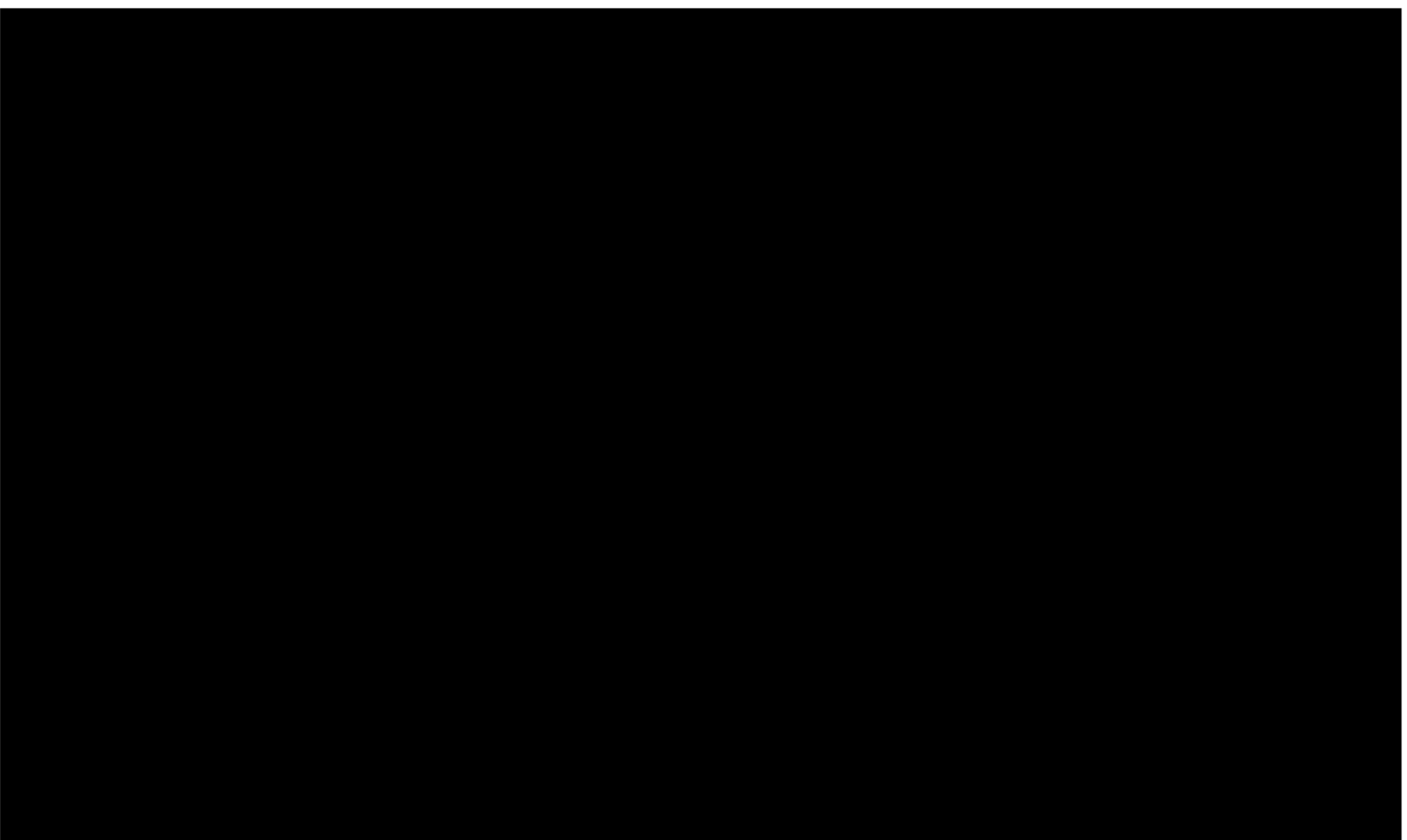




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 April 2022 17:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/22/22/PL

AB/22/22/PL

61 Maltravers Street Arundel BN18 9BQ

Variation of condition 2 imposed under AB/109/18/HH relating to approved plans.

No 61 Maltravers Street forms part of a terrace of four late C.18 houses on the southern side of Maltravers Street. It has red brick elevations and brick eaves dentil cornice with modillions of cyma recta shape. 3 ranges of double-hung sash windows with glazing bars. The property also has a 2 storey extension to west of red brick with a pitched slate roof and brick modillion eaves cornice. Basement with area, and one basement door. Iron railings with urn finials. It is considered to be of architectural and historical significance.

The property is also located within the Arundel Conservation Area. The Arundel conservation area is expansive, encompassing the historic core of the town, 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. Leading westwards from High Street. Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side, with terraced houses of various styles all fronting directly on to the pavement. Tarrant Street, further down the hill, is narrower and livelier with a number of interesting small shops.

The proposed site is a low-level courtyard space for a large property located on Maltravers Street. Access to the site is directly from Tarrant Street, via an opening within a terrace of mostly three

storey houses. Whilst the site is located away from the host dwelling, it is still in close proximity to a number of listed buildings e.g. 46-54 (even no's) Tarrant Street.

The proposal

The proposal is to vary the plans approved under application AB/109/18/HH. Based on the plans provided as part of this application it is not fully clear how the plans differ, and as a result I have had to compare them with the previously approved ones. It would have helped if a statement had been provided identifying the relevant changes. It would appear that there are a number of changes to the roof structure which would affect its appearance. However, these changes are not considered to cause harm and would be located so as to not be visible from Tarrant Street.

As before, the proposed design appears to draw upon a concept of a garage/stabling block through the use of simple façade treatment and the incorporation of a series of closing garage style doors. This concept reflects the existing character of the site, along with the previous use. The success of such an element of the design will depend upon the detailing of the window/doors. It is suggested that the glazing should be set back so as to create a shadow line, which reduces the impact of the glazing. Full details of the materials, proposed joinery and windows/doors and their treatment should be provided if you are minded to approve the application. These details can be provided by way of condition.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their settings. 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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