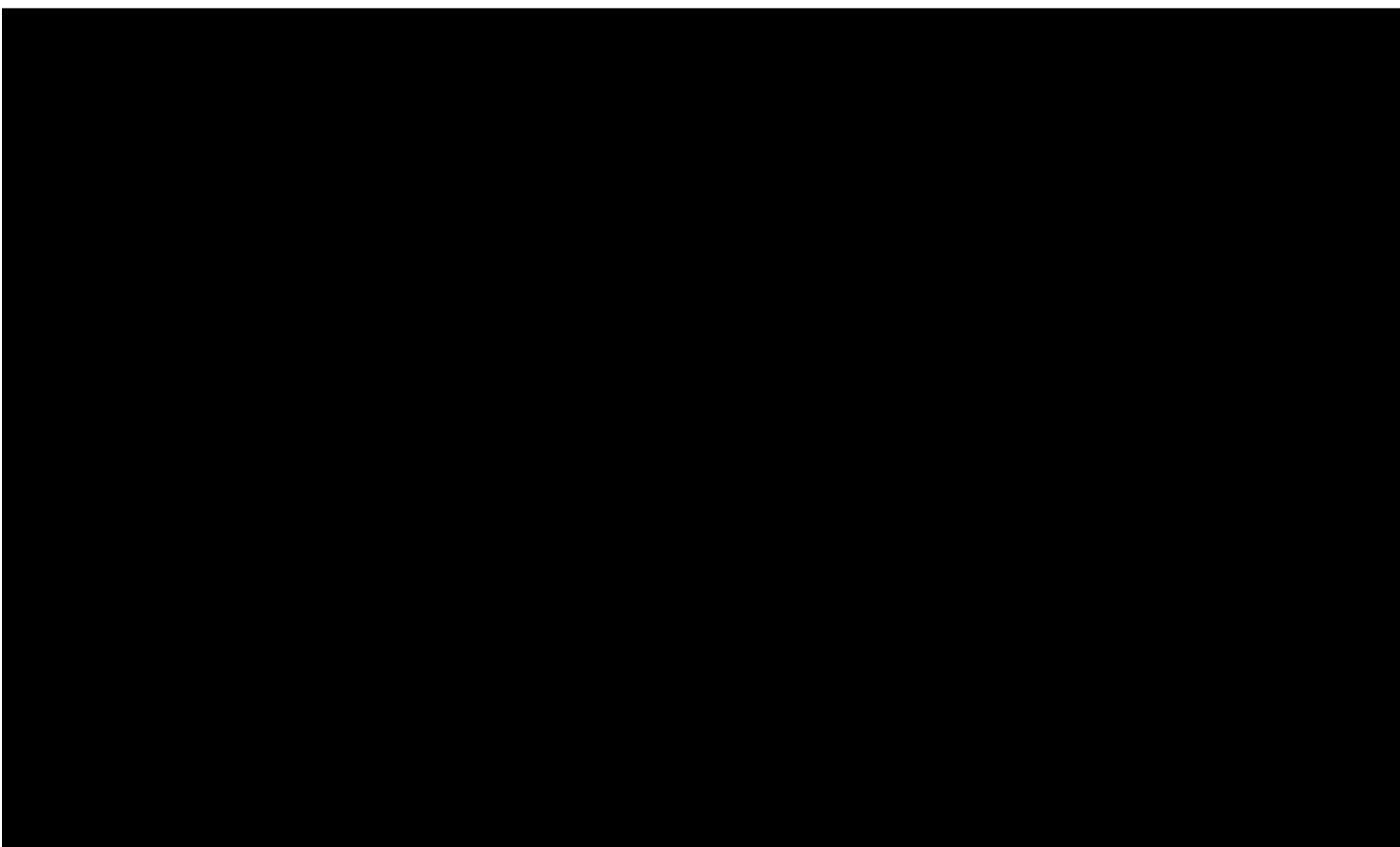




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 April 2022 17:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/24/22/L

AB/24/22/L

67 Flat High Street Arundel BN18 9AJ

Listed building consent to convert the first floor Restaurant into 3 No bedrooms and remove one bedroom on the second floor.

Number 67 High Street is one building which has now been subdivided into a house and separate restaurant. It is an early C19 building which was altered in the C20. It is a mixture of two or three storeys with stuccoed elevations with moulded eaves cornice, under a hipped slate roof to 67 High Street. The left hand side of the Maltravers Street elevation is of two storeys with three sash windows in reveals to the first floor and three round-headed windows to the ground floor. The right-hand part of the same elevation is of three storeys and has irregularly spaced C20 casements, C20 door with C20 Neo-Georgian wooden pediment and Ionic columns. No. 1 (the house) has on right hand side a flight of steps leading to panelled door with semi-circular fanlight and mid C19 moulded hood supported on brackets. It is considered to be of architectural and historical significance.

The Proposal

The proposal is to convert the first floor Restaurant into three bedrooms and remove one bedroom on the second floor. It is clear that a number of alterations have already been undertaken to the exterior and interior of the building, including the areas affected by this proposal. As a result, the concept of further alterations are potentially acceptable.

I note in the application statement that the new partitions will be made up with light gauge metal studs and a skin of 12.5mm thick plasterboard each side. Further, that where the partitions abut the ornate cornices,

strips of fire resistant foam will be inserted to avoid damaging these features. Such a proposal will ensure that the alterations are fully reversible and the spaces can be opened up at some point in the future. This is a positive feature and capable of making the proposal acceptable. The proposed new doors should reflect those found elsewhere in the listed building and further details should be provided regarding them. This can be achieved by way of condition.

Further, it is noted that the existing space is not currently used and lying vacant, which is not a positive treatment of a listed building. The proposal for this space to form accommodation will at least ensure that it is used and therefore maintained.

On balance, based on the reversibility of the proposals. I am of the opinion that they will have a neutral impact.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage asset or 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 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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