

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 20 May 2022 17:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/26/22/HH

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45 Tarrant Street Arundel BN18 9DJ

Erection of garden room in rear and internal alterations.

The property which is the subject of this application forms part of a listed building: The listed building consists of a terrace of houses – No. 43-47 odd numbers (no. 45 and 47 now form one house). The listed building is a late C18, terrace of houses. It has a stuccoed front, with the remainder consisting of nodular flint with brick dressings. Brick modillion eaves cornice and slate roof. Stringcourses above ground and first floors. 7 ranges of double-hung sash winnows with glazing bars on 1st and 2nd floors, except that central window on 2nd floor of No 45 is blocked.

No 45 has a canted bay window with 3 double-hung sash windows with glazing bars, and a 6-panelled door (partly glazed) with panelled reveals in a moulded frame with pediment. No 47 has a shop front consisting of a partly glazed door with marginal glazing bars and oblong fanlight in moulded surround with pediment over, and 1 oblong bay window with glazing bars and cornice. It is of architectural and historical significance.

The property is also located within the Arundel Conservation Area. 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.

There are two-very attractive streets which run of the busy high street, leading westwards, one of which is Tarrant Street. Tarrant Street is fairly narrow with a number of interesting small shops and places to dine, which creates a lively atmosphere. Properties are a mixture of two and three stories and traditional materials dominate.

The Proposal

The proposal is for the erection of garden room in the rear garden and internal alterations. As you are aware, listing covers a whole building, including the interior, unless parts of it are explicitly excluded in the List entry. As a result, the entire of the interior of this building is covered by the listing and protected by the relevant legislation. Changes to the interior of the building including the removal of walling requires the submission of Listed Building Consent.

As the building is listed, I am surprised that Listed Building Consent has not been sought for the works. Such a consent should be sought before the internal works are undertaken. However, I shall provide comments on both elements of the proposal as they appear on the proposed plans.

The new garden room is a small structure that takes advantage of some existing brick / flint walling, whilst also incorporating some elements of modern fabric. The design and additional materials such as the zinc all seem to be acceptable and will not cause harm.

It is positive to note in the method statement that the mortar for re-bedding and repointing will comprise lime with well-graded sharp sand to manufacturers recommendations. The finished colour of the mortar will depend upon the sand used and samples must be prepared to ensure a good colour match to the existing mortar it replaces.

Internally, the proposal will include the removal of an existing wall and the insertion of a new one. I note that the proposed floor plans indicate that this partition is of C20 date, which would mean that it is of little or no significance. Its removal would therefore be acceptable. The creation of an additional bathroom would seem to be acceptable, and it appears that careful thought has been given to the issue of drainage. On balance, this element seems to be acceptable. I would want for any joinery (skirting etc) to match the existing and note that the doors will replicate the new one provided for the store.

I also note that part of the internal works have already been implemented without consent first being sought. This is disappointing, but at least consent is now being rectified. It is not clear what the previous floor plan consisted of as the both the existing and proposed floor plans look to be the same for this element of the application. However, that aside, the layout would appear to be acceptable and can be supported. As with all cases, it should be stressed that consent should be received prior to undertaking the works.

Conclusion

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

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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