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Sent: 01 May 2020 10:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/27/20/PL

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6 The Old Slipway River Road Arundel BN18 9EY

New balcony (This application may affect the setting of the Arundel Conservation Area)

Arundel is located astride the banks of the River Arun, north of the urban coastal area. It is a multi-layered historic town with a wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside settlement.

The Old Slipway occupies a prominent situation in River Road and is clearly viewed from the river and certain locations in Fitzalan Road. The building is part of a later C20 development which attempts to replicate elements of traditional riverside warehousing.

There are two listed buildings in close proximity to the site; numbers 19 and 24 River Road. These listed buildings are considered to be of architectural and aesthetic significance.

The proposal is to remove an existing south facing window and install inward opening French doors. A galvanised and painted steel balcony will be fixed to the face of the building.

It is considered that the proposal is of a scale which will not harm the appearance of the building or the character of the local area. The new French Window should match the existing joinery in terms of appearance, and colour. Likewise, the balcony should also be the same colour as those already present.

It is noted that there is also a separate application for the same proposal in another apartment within the building. When considered together, the proposals will maintain the symmetry of the façade, and it would be preferable if they were implemented at the same time.

The application is considered to not cause harm to the significance of the heritage assets 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).

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