

From: Amanda Scholes on behalf of Planning.Responses
Sent: 29 March 2021 10:12
To: Planning Scanning
Subject: FW: AB/28/21/PL

Essential maintenance is being carried out to the planning, building control and local land 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.

Amanda Scholes

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 26 March 2021 17:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/28/21/PL

AB/28/21/PL

19A, 19B, 19C, 21, 23, 25, 27 and 29 River Road Arundel BN18 9EY

Works to reinstate boundary walls, balconies & outbuilding.

Numbers 23, 25, 27 and 29 River Road Arundel have been identified by the Local Planning Authority as being Locally Listed Buildings or Structures of Character, and as a result are non-

designated heritage assets. The terraced cottages consist of small riverside cottages of 19th century construction (similar in construction to the listed buildings on Arun Street, each currently painted a distinctive colour and kept to a high standard.

The setting for the group is relatively tightly contained, being bound to east and west by modern residential developments which impact upon their setting. The narrow lane and other historic buildings within the vicinity and wider views do add to their setting however, and the relatively quiet area also allows for an appreciation of the buildings.

The Old Warehouse, 19 River Road adjoins the area covered by the current planning application. It is an early C19, Grade II Listed Building. the elevations consists of nodular flint with red brick dressings whilst there is a modern pitched tiled roof. It is two storeys and backs on to the river. The building has been converted into residential use. It is of architectural and historical significance.

The Arundel conservation area is expansive, encompassing the historic core of the town, Arundel 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. This conservation area has a very strong historic character, with Arundel Castle, Arundel Cathedral, the numerous listed and locally listed buildings of historic and architectural interest, along with the sympathetic street fittings (street lights etc.) resulting in a strong aesthetic quality. Similarly, the natural landscape and the river itself add to the character of the area.

The buildings subject to this application, along with number 19 are all visible from the southern bank of the river. Views into the conservation area from the southern riverbank and when upon the river itself are also important where the overall townscape is appreciable. The significance of the conservation area lies principally in its historical, architectural and aesthetic significance.

The Proposal

The application relates to works to reinstate various boundary walls, balconies and an outbuilding to various buildings along River Road. Whilst the reinstatement is understood and appears to be generally acceptable, it is unfortunate that the balconies proposed for number 19 A & B will not match that already granted consent at number 19C. However, it is positive to note that the detailed drawings indicate that an attractive brick bond will be used for all of the new walling.

The success of such a proposal will relate to the quality of the materials used and the workmanship. If minded to approve the application, you might like to request details of the bricks used in order to ensure that it reflects those already utilised in the buildings affected by this application.

Conclusion

In conclusion, subject to high quality details and finishes, it is considered that the proposals do not cause harm to the significance of the heritage assets or their setting and therefore comply with the relevant paragraphs of the NPPF 2019. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) when determining this application.

Martyn White
Principal Conservation Officer,



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

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