

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: AB/30/26/L

LOCATION: 38 Maltravers Street
Arundel
BN18 9BU

PROPOSAL: Listed building consent for the replacement of existing front door.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	No. 38 Maltravers Street is a Grade II listed building dating from the mid 18th century, with later 19th century alterations, located within the Arundel Conservation Area. The building's split level form, resulting from the rising street, provides entrances at both street and raised pavement levels. The south elevation is constructed of red brown brick with grey headers and features mullioned and transomed leaded windows, Pulborough stone sills, and a lean to porch. The north elevation is of nodular flint with brick dressings. The pitched tiled roof incorporates projecting purlins, decorative bargeboards, and a brick chimney stack. The raised pavement to the frontage, separately listed and dating from c.1849, makes an important contribution to the building's setting and significance. The curtilage listed boundary walls, constructed of flint and brick, are also visible from the public realm and contribute positively to the site's historic character.
CHARACTER OF LOCALITY	The property lies within the Arundel Conservation Area, an expansive designation that encompasses the historic core of the town, including Arundel Castle, the Cathedral, and the cohesive hillside townscape that forms one of Arundel's principal attractions. Maltravers Street, leading westwards from the High Street and carved into the hillside, forms an important element of this historic townscape. The street is characterised by residential properties on both sides, which represent a mix of two, three and four storey buildings dating predominantly from the 18th and 19th centuries, reflecting the architectural evolution of the town and contributing significantly to the Conservation Area's cohesive historic character.

RELEVANT SITE HISTORY

AB/157/25/L	Listed building consent for the replacement of 2 No existing external gates.	ApproveConditionally 02-03-26
AB/117/25/L	Listed building consent for addition of pergola and irrigation tank to approved landscaping scheme Ref: AB/115/24/HH and AB/116/24/L.	ApproveConditionally 11-11-25
AB/2/24/L	Listed building consent for changes to the finishes schedule permitted under AB/88/23/L, a new window with replacement glass, replacement & altered stair joinery, a new lower ceiling to bedroom 2, reconstruction of the partition wall between bedrooms 3 and 4, new window boards and linings, raising ceiling collars on the third floor and pointing repairs and fitment of chimney pots / cowl to un-terminated flues.	ApproveConditionally 19-03-24
AB/88/23/L	Listed building consent for structural strengthening works including replacement of beams at ground floor level over dining room and first floor level over drawing room, removal of additional floor boarding and plaster finishes to facilitate timber treatment and installation of tanking system to pantry and WC.	ApproveConditionally 27-10-23

Planning history noted.

REPRESENTATIONS

Arundel Town Council - No objection.

Arun Conservation Area Advisory Panel - No objection.

The proposal will have no impact on the character and appearance of the conservation area.

No representations were received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The proposal is for the replacement of existing front door. A statement has been provided by a carpenter

REPORT_1011(ODB)

which identifies that in their opinion, the existing door is in very poor condition. This includes significant timber rot, with structural weakness affecting function and security, and a poor fit leading to draughts and water ingress. We are also informed of evidence of multiple historic repairs using incompatible materials and methods. The carpenter states that the door is beyond economic repair.

It is proposed that the new front door will match the existing door, including the exterior and interior colours. The existing frame and transom window will remain as existing, as will the existing ironmongery.

On balance, I am of the opinion that this proposal will have a neutral impact and is therefore acceptable.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset(s) 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 sec on 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Grade II Listed Building.
Conservation Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 72(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The application seeks Listed Building Consent for the replacement of the existing entrance door on the first floor of the principal elevation of the property. The existing timber door is in a poor state of repair, having been affected by significant timber rot and subject to a number of historic repairs. The door is now beyond economic repair and requires replacement.

The proposed replacement door would replicate the existing door in terms of its design, materials, detailing and appearance. The external colour would remain Little Sage Green, with a white finish to the internal door. The existing door frame and transom window would remain as existing, and the existing ironmongery would be reused where possible.

The door would be visible within the street scene, the proposal would be a like-for-like replacement that would preserve the character and appearance of the listed building and the surrounding area.

The key policy considerations are Arun Local Plan (ALP) policies HER DM1 and HER SP1, together with the National Planning Policy Framework (NPPF), which relate to development affecting listed buildings. These policies require that development must protect, preserve and, where possible, enhance the historic character, integrity and setting of designated heritage assets.

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting. In this instance, the applicant has submitted a Design and Access Heritage statement in support of the application, which is sufficient to meet this requirement.

Paragraph 208 of the NPPF (2024) requires the Local Planning Authority (LPA) to identify the significance of the heritage asset affected by a proposed development. 38 Maltravers Street is a Grade II listed building dating from the 18th century with architectural and historic interest as set out earlier in this report. The building is considered to be of architectural and historical significance.

Paragraph 212 of the NPPF (2024) states that great weight should be given to the conservation of designated heritage assets when considering the impact of development proposals, irrespective of whether any harm would be categorised as substantial or less than substantial.

The proposal would preserve the significance of the Listed Building in accordance with Arun Local Plan policies HER DM1 and HER SP1, and the NPPF. The proposed development would not result in harm to the significance of the heritage asset.

SUMMARY

The proposal is considered to not cause harm to the setting of the Listed Building, therefore the proposal

would be in accordance with Arun Local Plan policies HER SP1 and HER DM1 and the relevant sections of the NPPF.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location and Block Plans 223168/033
- Proposed Floor Plan and Elevation, Joinery Details 223168/034

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.
- 3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.