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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/3/22/HH

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Mews House London Road Arundel BN18 9BH

Conversion of loft to habitable use including installation of 3 x dormers and roof terrace, addition of rendering, and alterations to fenestration/openings.

Mews house is a 2 storey, link detached building. It has a flat roof and is constructed from brick. The rear of the house is finished with a white paint, whilst the western elevation has a climbing plant on it. The property itself has been altered over time with various works taking place to it. These include replacement windows and what can be described as a first-floor decked area which is accessed by a spiral staircase. The southern and western elevations of the property are visible from an adjoining road which provides access for a number of surrounding properties.

To the front of Mews house is a stone-built boundary wall, which extends from neighbouring properties, and further along the road. The remaining boundary treatment for the property consists of close boarded fencing.

The property adjoins a larger terraced building, which is constructed from a similar brick on the front northern (front), and eastern elevations, whilst the remaining two elevations are painted. This neighbouring property has been identified as a listed building, with the following different assets being associated with it:

- Tower House and no 1 London road and railings to Tower House and No 1 London Road

- Wall of Tower House to north and east of garden and of No 14 Maltravers Street continuing to west of
- Raised pavement in front of Tower House including railings
- Brick gate piers to west of No 1 London Road

The application site therefore forms part of the settings of this asset. There are also a number of other assets in the local area including Arundel Priory, St Nicholas's Church and boundary walling and Arundel Cathedral.

Further, the property is located within the Arundel Conservation Area which contains a number of other heritage assets. This area of the town contains a combination of buildings, with the oldest dating back to the medieval period (which have been restored at various times), buildings from c1800, along with some small-scale infill housing development which was constructed in the late 20th century. Tower House/1 London Road form an attractive early C19, imposing property that plays a significant role in the street-scene with Mews house being historically ancillary, and visually subservient to it. The other listed structures associated with it are of a similar character and form part of a strong developed group. The application property is viewed as part of this attractive group.

Whilst some form of heritage assessment is included within the application, it is very limited, and does not fully assess the significance of any assets affected by the proposal i.e. those referred to above. Such information should be provided in accordance with paragraph 194 of the NPPF (2021). Such information is required to assess the impact of the proposal upon the assets. In light of this I provided the following commentary

The Proposal

The proposal consists of a number of elements:

- Roof extension/mansard roof and roof terrace
- Rendering to walls of North and East elevation
- New first floor window on north elevation

These shall be discussed in turn below.

Roof extension/mansard roof and roof terrace

Whilst the description is to convert the (existing roof space) it would appear from the statements and plans that the actual proposal is to actually remove the existing roof and replace it with flat topped mansard roof. It is stated that this would begin 30cm inside the parapet wall and that the angle of the sloping part of the roof would be 70 degrees, and will rise 2 metres above the level of parapet wall. There would be a large dormer window to the south (rear) and 2 smaller dormers on the northern side. To the west there would be a door opening onto roof terrace with clear glass balustrade, replicating the roof terrace on the first floor (to the rear).

It is noted that for both the neighbouring terrace, and this building that the existing roofs are low and predominantly hidden behind a parapet so that they are not clearly seen from the road to the front. In introducing the additional floor and new roof space, the proposal would alter the scale and nature of the building so that it no longer was visually subservient. Such a feature would be clearly visible from the road to the front and would not reflect the general appearance of the neighbouring terrace, and would be harmful.

Further, the creation of a screened roof terrace next to it will exacerbate the incongruous nature of the proposals which will detract from the appearance of the building and be clearly seen from the road to its front and in the context of the neighbouring heritage assets. Whilst I note that there is already an existing terrace on the building, this is located to the rear and not clearly seen in the context of the road to the front. Although I do note that there is an area of very high trellis which is attempting to screen it.

The proposal is therefore out of character and would negatively impact upon the settings of the adjoining and nearby designated heritage assets and the character and appearance of the conservation area. This element is therefore considered to be harmful.

Rendering to walls of North (part) and East elevation

I note that the intention for the works on the northern elevation is to remove the door and ship-lap panelling on the single story extension (linking the house to Tower House), retain the window and render the wall. This seems appropriate and would be an enhancement in this particular area of the building. It is thought that the existing appearance of the shiplap is not appropriate or a style/material associated with this particular building, or its neighbour. This particular element is therefore acceptable.

Whilst the eastern elevation is identified by the applicant as being a way of enhancing the appearance of this particular elevation. As it is repeated on the neighbouring house, this element seems to be acceptable.

New first floor window on north elevation

The introduction of this additional window, if matching the other existing windows on this elevation would not cause undue harm and would be acceptable. I note the applicants' intentions are to replace all of the windows on the northern elevation (if budget permits) with timber double glazed sash windows. These would need to be vertically sliding and have the slimline double-glazed units in them. Such an approach would improve the appearance of the building. This is of course, subject to details and designs, and further information could be provided for by way of condition.

Conclusion

Overall, whilst two of the smaller elements have been identified as acceptable, the larger scale element of the proposal is harmful. This is identified as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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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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