

From: Martyn White
Sent: 21 June 2019 12:15
To: Planning.Responses
Subject: AB/42/19/HH

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Number 62 Maltravers Street has been identified by the council as a Locally Listed Building or Structure of Character, and is therefore a non-designated heritage asset. 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.

Maltravers Street, in particular, is identified, towards the top of the hill, as being carved into the hillside with a raised carriageway on the northern side. The street contains a great variety of distinctive houses.

There are also a number of listed buildings surrounding the site, which all play a significant part of the established character of the local area. Properties on the southern side of the road are predominantly small scale residential, terraced houses, which retain a wealth of original features and characteristics. The listed buildings on the northern side of the road are more substantial in nature, and those in the immediate area to the site are larger, detached properties, with pleasant gardens.

The property in question is a two storey, painted brick and rendered structure, with a clay tiled roof. It is fairly visible on the street-scene, with a large hard standing area to the front. It has been altered at some point during the 20 century when amongst other things, a flat roofed extension was added. This extension is considered to be out of character with the property, and not appropriate for the conservation area (as it can be seen from the public domain).

The proposal involves making alterations to the existing external appearance of the building, along with some small scale extensions. These are considered to both respect the historic character of the building, and enhance it. I note that the Design and access statement identifies that the applicant will be using both materials and windows/doors in a design that are suitable for a conservation area. Such features are fully supported. However, you may wish to request details of these materials and windows/door in order to ensure that they are reflective of the building/area, if you are minded to approve the application.

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 section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), when determining this application.

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