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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/46/22/L

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2 Maltravers Street Arundel BN18 9AP

Listed building consent for the change of use of building from residential (C3) to a mixed use of residential and art gallery (Class E).

Nos 2 & 4 Maltravers Street is a Grade II Listed Building, which is located in the Arundel Conservation Area. They are Mid C19 Terraced houses which have red brick on the ground floor, with black brick stringcourses and voussoirs. Ashlar window sills. The first floor is timber-framed with rendered panels. Pitched tile roof with bands of fish-scale tiles. Red brick chimneys with black brick stringcourses, and much cornicing. 2 storeys. Both houses have 1 segment-headed oak door with ashlar steps up (3 to No 2, 2 to No 4), and one 3-light casement window with segmental relieving arch and diagonal lead glazing bars. 1st floor jettied, coved moulding at ends of joists, some of which are taken on brackets standing on ashlar corbels.

Both houses have a gable end to the street with bargeboards and some projecting purlins. No 2 has 1 single-light easement and one 2-light casement, both with diagonal lead glazing bars. No 4 has one single-light casement, and 1 mullion-and-transom window with casements, both with diagonal lead glazing bars. The building is of architectural and historical significance.

Nos 2 to 10 (even) form a group with Nos 69 & 71 High Street, and with the raised pavements on the north side of Maltravers Street.

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. Although there are few buildings which at first sight date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when the town grew as a market settlement.

There are two-very attractive streets, leading westwards from High Street: one of which is Maltravers Street, which is located towards the top of the hill and is carved into the hillside with a raised carriageway on the northern side. The street contains a great variety of distinctive houses.

The Proposal

The proposal is for the change of use of building from residential (C3) to a mixed use of residential and art gallery (Class E). Listed Building Consent is also required for any internal or external alterations to the Listed Building. In this instance that would be for the attachment of the information panel and light, the new hanging sign and for the painting of the front door. As a result, the description of the application needs changing to specifically mention these particular external alterations.

The town centre contains number of uses including residential, restaurant and retail. As a result, the introduction of a mixed-use property to this location would not be out of character or cause harm. Likewise, the information panel and light, along with the new hanging sign are considered to be acceptable. When installing the signage and lighting the applicant should stick to the principles of reversibility so that no part of the installation leaves a permanent scar. This means using methods like only fixing into mortar joints and not the brick.

However, the painting of the oak front door is problematical. The existing door looks like the other two front doors on the Maltravers Street frontage which are of unpainted oak, and which appears entirely appropriate to the late C.19 Tudoresque style. This is supported by the fact that they are identified within the listing description. Changing the finish of the door would be out of character with the original design for the elevation and would conflict with the other oak doors. Such an impact would be harmful and not capable of support.

Conclusion

Unfortunately, whilst the majority of the application is acceptable, one element is not, that of the alteration to the front door. This element causes harm to the listed building. Therefore, the proposal is such that the impact can be described 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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