

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Brian Banister [REDACTED]

Sent: 26 February 2022 10:24

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: AB/4/22/L - 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, London Road, Arundel

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Section 72(1) of the Listed Building Act 1990 applies so that the **Arun District Conservation Area Advisory Panel** would appreciate the same comments that it made in respect of the planning application also being taken into account in the determination of the above application for Listed Building Consent. The comments are:

Objection

Mews House is a two storey dwelling which, as the applicant indicates, most likely originally served as an ancillary structure and purpose to Tower House; therefore probably dating to the first two decades of the 19th Century. Its heritage significance lies in its age, original function, and architectural design and style. It also contributes to the historical significance of London Road and this locality's early planning by the 10th and 11th Dukes of Norfolk and immediate successors.

This building is readily seen in the London Road street scene and forms part of the settings of several nearby listed buildings and structures : namely the adjoining Tower House and its boundary and garden walling (Grade 2), the gateway to St Nicholas Church (Grade 2), Arundel Cathedral (Grade 1), and the boundary walls to St Nicholas and Arundel Castle (both Grade 2).

Mews House is included in the Council's List of Buildings of Character (Local List) and must be considered, at the least, as a non-designated heritage asset. The applicant has applied for Listed Building Consent for the proposed works for the possibly correct assumption that the building falls within listed building controls by reason of S(1)(5) of the Listed Building Act 1990.

Although, very unfortunately, the original vertically sliding painted timber sash windows have been replaced with upvc ones the building still makes a positive contribution to the character and appearance of the conservation area. The basic form of the building is a two storey cube with a subsidiary two storey wing on the west side; the latter set well back from the front main facade. The building also has parapets with shallow sloping slate roofs behind, which is a very typical feature of a property of this particular period and style of architecture. This feature matches the roof of Tower House adjoining.

The intended new 'mansard' roof is not only oddly asymmetrical but simply does not suit the particular design of the property. In addition, the formation of a screened roof terrace next to it will exacerbate the incongruous nature of the proposals which will materially detract from the appearance of the building, the settings of the adjoining and nearby designated heritage assets and the character and appearance of the conservation area. The proposals will also alter the scale and nature of the building, detracting from its heritage significance as an historical ancillary, modest, and visually subservient structure to Tower House.

As such it is considered that the proposals will fail to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated and non-designated heritage assets and their settings.

What is welcomed, and which would materially improve the appearance of the property, is the applicant's intentions as stated in the application forms to, if possible, replace the upvc windows on the street elevation with painted timber vertically sliding sash windows. The use of slimline double glazed panes in any replacement painted multi-paned vertically sliding sash timber windows could well be appropriate in this particular instance.

Thankyou,

Brian Banister

On behalf of ADCAAP

If required my address is 86 Orchard Way, Barnham, Bognor Regis, West Sussex, PO22 0HY.