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Sent: 11 July 2019 17:07
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Subject: AB/54/19/L

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Listed building consent to repaint existing external rendered & painted wall (including woodwork such as windows & door frames) & change colour of rendered wall from cream to grey; woodwork will be repainted same colour (white).

The house is Listed as Grade II and the Listing description identifies it as constructed in 1792/3, of red brick with a hipped slate roof. It is 3 storeys with 3 ranges of double-hung sash windows with glazing bars, and one 6-panelled door in west range with semi-circular fanlight, and plain brick concentric arches. There is a brick modillion eaves cornice.

The property has developed and changed over a number of phases (as identified in the heritage statement. This include the construction of a two-storey extension under a sloping roof was added on the north-west side, facing onto and directly accessible from the street in circa 1860. This was removed during the late 1990's where the west elevation was rendered; scribed to simulate ashlar-work; and then painted. However, the original dentilled eaves course is preserved along with the original tall, semi-circular-headed window lighting the stairs hall at two levels. This rendered elevation is clearly visible from various points along Maltravers Street and is therefore an important feature on the street-scene.

As noted in the heritage a statement, the house is not important as an example of planning as part of a square, terrace, or model settlement but it is important for its group value as comprising one element within an architectural or historic unity comprising Nos 3-31 (odd) Maltravers Street and Nos 1, 2 & 6 Bakers Arms Hill. It is also important for its aesthetic (designed) value.

Whilst the concept of using another colour to paint the elevation may be acceptable, it is considered that the colour proposed is problematical. Without appropriate information to support the fact that such a colour is appropriate for the age/style of the building, or indeed is a colour from the period of construction, the proposal has to cause a level of harm.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). 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 sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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