

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: AB/54/19/L

LOCATION: Carlton House
15 Maltravers Street
Arundel
BN18 9AP

PROPOSAL: Listed building consent to repaint existing external rendered & painted wall (including woodwork such as windows & door frames) & paint rendered wall Heritage Linen White; woodwork will be repainted same colour (white).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks Listed Building consent for the repainting of the existing external rendered and painted wall. It also seeks to paint the a cream rendered wall Heritage Linen White.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	The site directly abuts the street.
SITE CHARACTERISTICS	The house is a Grade II Listed Building, constructed in 1792/1793, of red brick with a hipped slate roof. It is three 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.
CHARACTER OF LOCALITY	The host building is sited in a Conservation Area.

RELEVANT SITE HISTORY

AB/29/19/L	Listed building consent for the rearrangement of modern internal walls in lower ground floor.	ApproveConditionally 15-05-19
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Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

AB/54/19/L

These comments have been updated to reflect a revised colour to the existing external rendered & painted wall. 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.

Proposal

The proposed colour, heritage linen white is considered to be suitable for both the building itself as well as the buildings which form the aforementioned important group. It is therefore capable of support.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its 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 sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

C.A.A.C - No objection.

Carlton House is a Georgian Grade 2 Listed Building of 3/4 storeys. It is a particularly imposing, attractive, and prominent feature in Maltravers Street and indeed views of the town from the South and South West.

In Maltravers Street, the existing cream painted west elevation is echoed in the cream/white west

elevations of 491 and 31 Maltravers Street, and 1 Bakers Arms Hill. These pale colours, rather than dark, enhance the prominent appearance that these attractive historic buildings have in the Maltravers Street townscape when approached from the west.

When seen from the south west of the town, for instance from the western half of the relief road and from the railway line, Carlton House is also a very prominent feature in the upper reaches of the town, and the buildings cream side elevations helps to enhance that prominence and to define its well proportioned form. The colour also helps to enhance and define the "wedding cake" form and outline of the town which is a very significant feature of its historic character.

The change from cream to linen white will maintain the above positive attributes. As such, the proposed is considered to comply with the relevant paragraphs of the NPPF 2019 and the relevant policies the Arun District Local Plan 2018 relating to the protection of Conservation Areas.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Grade II Listed Building
Within Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings
HERDM3 HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall

have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in accordance with the relevant policies in the Development Plan, and therefore should be approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans and details:

- Location and Block Plan
- Email from the applicant confirming the colour as being Dulux Heritage Linen White - 15/08/2019 09:23

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.