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Sent: 28 May 2021 08:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/55/21/L

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61 High Street Arundel BN18 9AJ

Listed building consent for the removal of the built-in seating, removal of the internal false timber cladding, lowering of height of food service hatch, installation of fold-down access ramp to basement steps, overlay of WC floor materials with single-ply membrane & 1 No. illuminated halo advertisement on front elevation

61 High Street, Arundel, is a Grade II*, C18 Town House of red brick with rubbed brick voussoirs. It is 3 Storeys with a basement level, under a hipped tiled roof. The front elevation has 5 ranges of sash windows with glazing bars, as well as a doorway with unfluted Roman Doric columns, dentilled pediment, semi-circular fanlight and 6-panelled door. It is considered to be of architectural and historical significance.

The building is also sited within the Arundel Conservation Area, with a number of other listed buildings in the immediate local area. Buildings front directly on to the pavement and form a cohesive, attractive group. Further, this part of the conservation area is characterised by historic shop frontages and other commercial uses. As such there are many signs existing within the street scene of varying designs and scale.

The Proposals

A review of the plans and statements indicate that the following works are proposed:

- Removal of the built-in seating
- Removal of the internal false timber cladding
- Lowering of height of food service hatch
- Installation of fold-down access ramp to basement steps
- Overlay of W.C floor materials with single-ply membrane
- Replacement advertisement to the front elevation

The proposed internal alterations are all small in scale and relate predominantly to modern building fabric, which is of no historic interest.

Whilst it is acknowledged that the new metal fold down access ramp to the basement is considered to be a requirement of the restaurant's operation, it would be located so that it could be visible at pavement/street level. The appearance of the ramp could be improved by ensuring

that it is painted black which would then match the colour of the nearby railings. This could be confirmed by way of condition if you are minded to approve the application.

Whilst the lettering of the advertisement is of a reasonably simple design which means that it does not detract from the principal elevation of the building, the proposed colour is somewhat bright, and not fully appropriate for the listed building. However, the materials are considered to be acceptable, with what appears to be a limited amount of lighting. The method of fixing the lettering should be such that it utilises any existing fixing points or is attached into the mortar, as opposed to the bricks.

I also note that substitute plans have been provided which propose that the ground floor windows/window sills and railings are painted a grey colour and that new wall mounted external lighting is installed between the ground and first floor windows. I am of the opinion that changing the colour of the ground floor windows / window sills with a colour such as that proposed would mean that it would be different from the remainder of those on the front elevation. This would look awkward and out of character with the building, which was originally designed/constructed as a private residence where all of the windows should remain the same colour. Further, it is not clear how a grey colour would be appropriate for this listed building or the railings to the front of it.

It is not clear why additional lighting is required for a building which is located in a town centre. It is considered that location lights on this elevation would be out of character with the age and appearance of the building and would be harmful.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). 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).

Martyn White
Principal Conservation Officer,
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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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