

From: Amanda Scholes
Sent: 12 August 2020 10:00
To: Planning Scanning
Subject: FW: AB/59/20/PL

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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From: Juan Baeza
Sent: 12 August 2020 09:48
To: Amanda Scholes
Subject: FW: AB/59/20/PL

Juan Baeza | Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Martyn White <[REDACTED]>
Sent: 12 August 2020 09:09
To: Juan Baeza <[REDACTED]>
Subject: FW: AB/59/20/PL

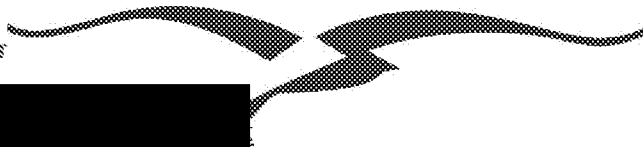
Hi Juan,

I passed the comments to Andy on the 31st, but did not copy in planning.responses, sorry. They are below

Thanks

Martyn

Martyn White
Principal Conservation Officer, Planning Ser



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White
Sent: 31 July 2020 16:46
To: Andrew Wood <[REDACTED]>
Subject: AB/59/20/PL

AB/59/20/PL

Change of use of loft space from office storage to office work space & 2 No dormer windows to roof. This application affects the character & appearance of the Arundel Conservation Area

The property concerned with this application has been identified by the Local Planning Authority as a Building or Structure of Character. It is therefore a non-designated heritage asset. It is also located within the Arundel Conservation area, and there are a number of listed buildings in close proximity including (but not limited to) no's 34, 38, 40, 42, 44. 53. 55 and 57 Tarrant Street and 4 and 6 Arun Street. Other non-designated heritage assets (buildings or structures of character) are also located nearby as well.

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.

Tarrant Street is one of two-very attractive streets which lead westwards from the High Street. The street is narrow and livelier than others within the town with a number of interesting and attractive small shop and restaurant buildings.

The building which is subject to this application is located on the corner of Tarrant Street and Arun Street and is visible on the street when viewed from the west of Tarrant Street. It is an attractive late C19 building of two storeys with basement and accommodation in the roof space. The windows are multipaned and of timber construction.

The proposal relates to the change of use of loft space from office storage to office workspace and for 2 No dormer windows to roof. The use of the roof space to that of an office area will not cause harm. Whilst the idea of introducing a dormer might be acceptable, I do have some concerns with the current proposal.

Whilst there are other dormers in the local area, it is considered that the closest existing dormer window on the Tarrant Street elevation is large. It is thought that the introduction of a further one will not result in a positive feature on this elevation. It will also be visible from Tarrant Street when looking towards the attractive corner building. The dormer on the Arun Street elevation is larger than that of the Tarrant Street elevation and would unacceptably compete with the existing chimney.

It is suggested that if the dormers were smaller, and similar to others, say 34 Tarrant Street, they could be acceptable. However, at present, they are considered to be harmful. This can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale.

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, Planning Ser



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