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From: Brian Banister

Sent: 06 June 2022 10:35

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

Subject: AB/61/22/HH and AB/62/22/L - Conversion of loft to habitable use including installation of 3 x dormers and rear juliette balcony, addition of rendering, and alterations to fenestration/openings - Mews House, London Road Arundel.

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Hello,

The **Arun District Conservation Area Advisory Panel** wish to make the following comments in respect of the AB/61/22/HH and AB/62/22/L:

Objection

Mews House is a two storey building which, as the applicant indicates, most likely served as an ancillary structure and purpose to Tower House. The building appears to date to the very early 19th Century. Its heritage significance therefore lies in its age, likely original function, and its architectural design and style. It also contributes to the historic significance of London Road, including its early planning by the 10th and 11th Dukes of Norfolk and immediate successors.

The 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 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.

Although, 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 this part of the conservation area, which has a particularly high heritage and visual value.

The basic form of the building is a two storey cube with a subsidiary two storey wing on the west side and which is 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 its period and style of architecture. This feature matches the roof of Tower House adjoining. The materials and the general form of the building also reflect Tower House and given the historical relationship should be considered as a group.

Surely, accurate and detailed drawings of the elevations (existing and proposed) should have been submitted, with the computer illustrations acting as supporting information. This is particularly important given the sensitive and important heritage context. The Heritage Statement does not appear to address in any detail the impact of the proposal on the designated and non-designated heritage assets in the locality. More historical information is also required.

The Panel's opinion is that the intended new 'mansard' roof will be too high and dominant and is unsympathetic with the particular design, style and historical background of the property. The proposals will alter the scale and nature of the building, detracting from its heritage significance as an historical ancillary and visually subservient structure to Tower House. As such, the proposed alteration will also impact adversely on the heritage significance of both buildings, the character and appearance of the conservation area and the settings of extremely important and significant listed buildings nearby, all located in a townscape of national importance.

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.

As indicated before what would significantly improve the appearance of the building is not more additions but the replacement of the current pvcu windows on the street elevation with painted timber vertically sliding sash windows.

In the very unfortunate event that the Council comes to a view that planning permission and Listed Building Consent should be granted then it will be essential that extremely high quality materials, finishes and detailing are secured by condition. The materials should undoubtedly include the use of natural slate and leadwork and it is recommended that, prior to the grant of any permission, the Council request a structural assessment of the building which would show whether or not it is capable of accepting the increased loading of the new enlarged roof and its accommodation. The concern of the Panel is that if permission is granted and then it is found that the building cannot accept the weight of the enlarged roof using these traditional materials then it will have no alternative but to agree the use of visually inappropriate lightweight materials such as GRP or profiled coated metal sheeting emulating slates or tiles. These would be totally wrong in the important heritage context described.

The new windows also need to be of traditional design, operating mechanism and materials, and a condition needs to secure these matters. The addition of more pvcu windows would be totally inappropriate in this location.

Kind regards,

Brian Banister MRTPI (Rtd), Grad Dipl Cons (AA).

On behalf of ADCAAP