

6th August 2019

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Extension of existing conservatory. Replacement of dormer windows and damaged guttering. Removal of defective render exposing the original brickwork. Reinstating the interior manner sympathetic to its status as a Grade II Listed dwelling. Reinstatement of infilled window, replacement windows, installation of sun tunnels, replacement flat roof, internal/external refurbishment and alterations to entrance gate/steps.

Avola House 16 Tarrant Street Arundel

Thank you for your internet representation made on 5th August 2019 which has been recorded as **'no objection'** with the comments as follows:

Avola House is a two storey, Listed Grade 2, late 18th Century building of Georgian design located in a prominent position at the junction of Tarrant Street with Bakers Arms Hill.

Its imposing appearance is enhanced by the building being set back from the roadway in a higher position on the slope of the hill and accessed by a prominent stairway. The resulting front garden area is significant in the townscape as being one of the few open spaces in a street where buildings are predominantly sited at the back of footway. It is considered that there should be no objection to the removal of the two large existing conifers which are not appropriate in the context of an historic street scene and there will be an enhancement to the setting of the Listed Building.

The building has been inappropriately altered both internally and to some extent externally in recent decades and the applicant's and agent's proposals to remedy this situation, as explained in the Heritage Statement and illustrated in the submitted plans, is welcomed. The proposals will strengthen the heritage significance of the building and will also enhance the appearance of the conservation area.

The only matter which perhaps needs further investigation is the heritage significance or otherwise of the blocked windows in the east elevation which are proposed to be opened up. If they were intended from the original construction of the building to be 'blind' windows, then they have considerable heritage significance; if infilled at a much later period, then there is likely to be little significance and their reopening presents no problem. If the Council is minded to grant planning permission/LBC then it is suggested that conditions be attached requiring the submission of precise details of all new joinery and a sample of the brick to be used in repair works. Perhaps larger scale drawings of the new iron balustrading and gates should also be required.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control

Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning