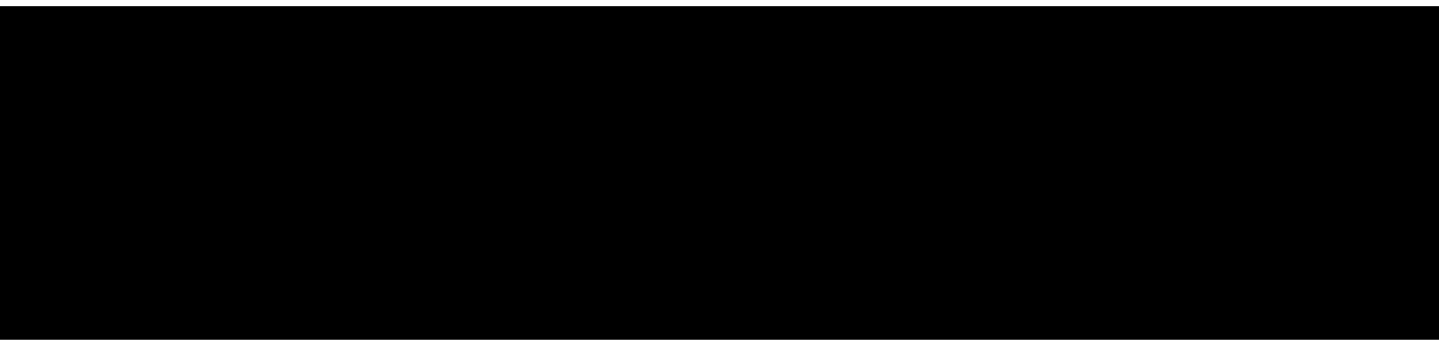




From: Martyn White
Sent: 13 August 2019 13:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: AB/71/19/L

AB/71/19/L

Number 52 Tarrant Street is a Grade II mid-19th Century Listed terraced town house. The house is on 3 storeys with a semi-basement, and there are double hung sash windows and a panelled door with moulding and semi-circular fanlight over. Five ashlar steps rise to the front door with iron railings which have spear finials. It is of red brick with grey headers in two recessed panels. There is a pitched slate roof and red brick chimneys present.

The building is also located within the Arundel Conservation Area, with a significant number of Listed and locally Listed buildings present in the local area.

Tarrant Street is a fairly narrow road with a number of small shops and houses. There is a formal building line which is evident in the majority of the conservation area. The surrounding listed, and Locally Listed Buildings all front on to the street and are a mixture of two and three stories high. These properties are either rendered or constructed from brick and are all in good condition. There is a strong sense of group value derived from so many properties of similar character being present in the local area.

Whilst the property is of architectural and historic significance, the conservation area is of both historical and aesthetic (fortuitous) significance.

The works are only internal in nature, relating to the second floor of the building. A site visit has identified that the second floor has already been altered to some extent, with little or no historic architectural features (mouldings etc.) being present.

I note that the works to the existing shower room involve the removal of modern studwork and closing a modern door opening. Such works will not harm the listed building.

The insertion of modern studwork to create an additional bedroom and bathroom/dressing area will alter the floor plan. It is noted that the justification is to utilise what is considered to be 'wasted' space. On balance, it is considered that these alterations would allow the floor plan to be more efficiently used and can easily be removed at some point in the future.

It is not clear if the existing bedroom door is to be re-used as part of the proposal. Please can this be confirmed?

The works will involve additional connections to the existing drainage and soil/vent pipes to the rear of the building. Such works seem to be minimal, subject to ensuring that limited existing historic fabric will be removed/affected.

Any new electrical/heating work should utilise existing pipe runs or be installed in such a way as to minimise the amount of historic fabric affected.

If minded to approve the application, details of the new internal doors/joinery and skirting boards etc. should be provided by way of condition.

On balance, it is considered that the application is considered to not cause harm to the significance of the heritage assets. 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).

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