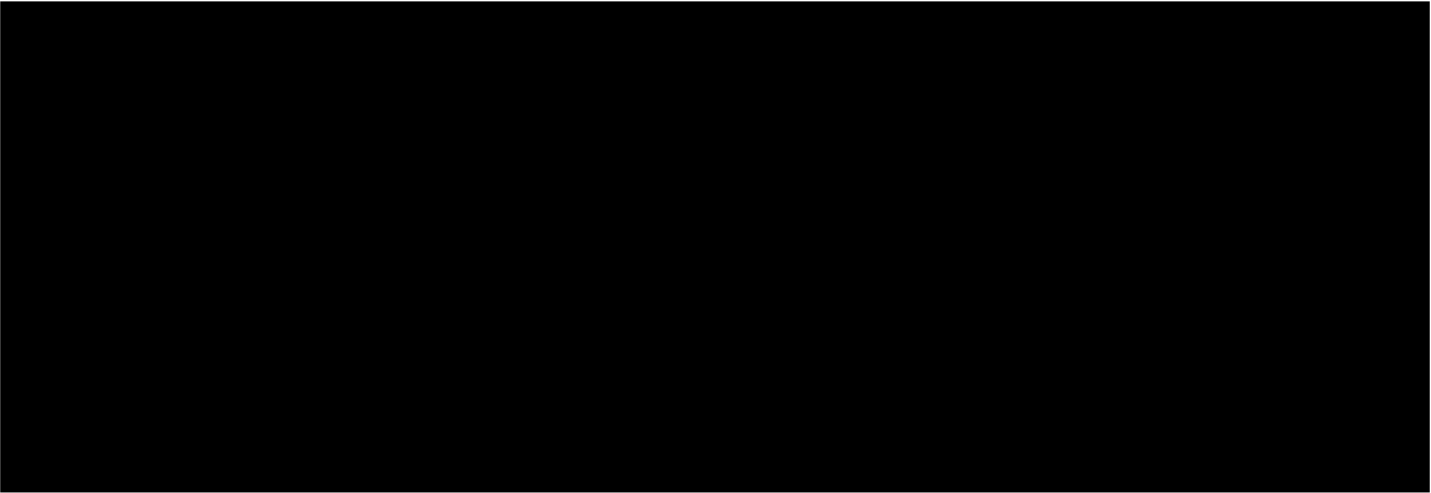



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 30 September 2020 17:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: AB/76/20/L

AB/76/20/L

55-57 High Street Arundel BN18 9AJ

Listed building consent for the conversion of existing mixed use space to 1 No one bedroom flat

I note that a heritage statement has been provided which provides some basic information about the property. However, it does not fully assess the significance of the building in accordance with the requirements of the NPPF. However, I provide the following comments.

Number 55-57 High Street is a Grade II Listed Building and is located within the Arundel Conservation Area. Other listed buildings are located in the surrounding area. 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. The High Street itself is characterised by historic shop frontages and other commercial uses.

The building itself is a late C18. town house of Yellow brick. It has three storeys with an attic floor and used to be one of the towns banks. The listing description describes the building as:

Late C18. Town house of Lord Zouche of Parham Park. Yellow brick. Stringcourse to 1st floor, cornice and coping of parapet all of ashlar. Mansarded tile roof. Brick blocking courses at gable ends. Yellow brick chimneys. 3 storeys and attics. Parapet to cornice, with balustrades inserted above each bay. 6 bays. Ground floor has blind round-arched arcade with ashlar stringcourse at springer height. Modern openings (4 windows and 2 doors). 3rd door in modern

opening to south. 1st and 2nd floors have 6 ranges of double-hung sashes with glazing bars. Interior has cantilevered staircase in oval stairhall with guilloche moulding round ceiling cornice. Rectangular room on 1st floor, with segmental north wall and 1 semi-circular niche either side of chimneypiece. Dado with guilloche pattern and rosettes. Entablature with moulded architrave and cornice, frieze with rosettes. Doorcase with shouldered architrave, pulvinated frieze, dentilled cornice on beaded consoles, themselves on acanthus corbels. Panelled reveals to 8 panelled door with brass urn handles and decorated brass hinges. Wooden chimneypiece with beaded consoles either side, frieze with fluting, rosettes and urn. Cove to moulded cornice. 3 windows in rectangular niches, with panelled shutters. Nos 51 to 67 (odd) form a group.

It is identified in the statement accompanying the application that various alterations were undertaken when part of the property was used as a bank, which resulted in the loss of a number of original features.

The Proposal

The proposal is for the conversion of an existing space to create a one bedroom flat. Such a proposal consists of two specific elements, which can be summarised as follows:

- Change of use of the space and associated works
- Creation of an opening to provide a means of access from number 55

These shall be discussed in turn below.

Change of use and associated works

The element of the building covered by the proposal is to the rear of the building on the ground floor. The space was previously part of the former bank premises and appears to be of modern construction. It was used as ancillary accommodation and housed uses such as the bathroom spaces.

The proposed space requires a number of alterations to take place to this part of the building including internal works such as replacement ceiling, new internal stud walls and removal of part of existing walls. The existing Crittall windows will be retained and 12mm sealed glazed units inserted. Where new windows/doors are required, these will be of timber construction.

I also note that the proposal requires the removal of an existing vertical fire escape and its replacement with a new spiral staircase.

The existing building is predominantly residential in use with an area of the ground floor accommodating what I would consider to be a retail space. Therefore, the concept of using this part of the building as residential accommodation would seem to be logical, and therefore acceptable. The residential use is also reflected in the local area. Therefore, of interest is the proposed works required in order to make the space habitable. The internal works will only affect modern fabric and spaces and will not cause harm.

The use of timber windows/doors is supported as this material is appropriate for building and local area. However, I am unable to see any drawings of these new doors/windows. As a consequence, if you are minded to approve the application details of the windows/doors should be submitted to the LPA by way of condition.

Of concern is the introduction of fencing which will provide some form of private amenity space to the new accommodation. This is in close proximity to another part of the building which will influence how part of the rear elevation of the townhouse is viewed. Whilst its reason is understood, it is not an ideal solution. It is also not entirely clear what this will look like, and if you are minded to approve the application, further details are required. This will include their appearance and any treatment/any colours.

Creation of an opening to provide a means of access from number 55

The proposal also requires the creation of a new opening within the hallway of number 55 High Street, in order to create a means of access to the new accommodation. I am aware that works have commenced without the appropriate permission/consent being granted.

I have been informed that there was previously an opening there, and that the current works are merely re-instating that opening – it would have helped if evidence to support this was supplied as part of the application. This opening relates to an attractive space behind which should not be harmed as part of the proposals.

I should point out that I am unable to comment on the structural nature of any works carried out as I am not qualified to do so and would suggest that you consult those better qualified than myself. This may result in amendments to the design of the opening, which could require listed building consent.

If, this new opening is merely the re-opening of a previous doorway, the proposal should be acceptable. This is subject to details of the door and surround which should reflect the building.

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). 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 Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

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