

27th August 2020

Arun District Conservation Area Advisory Panel
c/o Civic Centre

Dear Sir/Madam,

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

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

Application No: AB/82/20/L

Site Address: 83 Tarrant Street Arundel BN18 9DN

Description of works: Listed Building consent to split bathroom into 2 to form en-suite and separate shower room, alter position of front en-suite shower room, change ground floor kitchen in to bedroom with en-suite, reconfigure staircase leading to basement & improve headroom, reduce level of floor slab to increase headroom & convert garage & storage area within basement into habitable accommodation to form open plan kitchen & living room with separate WC and games room, infill garage door opening with full height glazed doors, changes to fenestration, form external light well to front and replacement of existing windows to front and rear.

Thank you for your internet representation made on 19th August 2020 which has been recorded as no objection with the comments as follows:

OWPC29096

Nos 83 and 85 Tarrant Street, Listed Grade 2, and dating to the mid-18th Century form a two storey pair which complement in historic terms the 3 storey terrace of imposing listed buildings opposite.

The symmetry of the pair has been compromised by the later ground floor bay at no 85 and what appears to be a recent over-zealous and inappropriate repointing of the latter's street elevation.

The change from aluminium windows to timber vertically sliding sash windows on the rear elevation will result in an improvement to the external appearance of the building and, thereby, that of the conservation area.

The Panel have concerns about the change from what is assumed to be single glazed timber vertically sliding sash windows to double glazed ones on the front elevation. There are factors which need to be considered including the age of the existing windows and the nature and quality of their glazing, and how noticeably different the proposed slimline double glazed units are from the single glazing. The consequent effect on the heritage significance of the building then needs to be assessed. It is recommended that, if possible, the Council's Conservation Officer should inspect an extant example of the proposed new windows. If satisfied, then an appropriate condition needs to be attached to any Listed Building Consent ensuring that the proposed new windows exactly match the example or the plans and other information submitted with the application if considered sufficient.

On the basis that the proposed new windows are considered appropriate given the factors mentioned above, then the Panel come to a view that there will be no harm to the character or appearance of the conservation area.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.