

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 November 2018 09:25
To: Planning Scanning
Subject: FW: AB/85/18/L

From: Martyn White
Sent: 21 November 2018 14:15
To: Planning.Responses
Cc: Zac Denton
Subject: AB/85/18/L

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This application is for listed building consent for internal and external alterations to a property in the Arundel. The building is grade II listed and forms part of a terrace on the northern side of the road. Further, it is located within the Arundel Conservation Area.

The property is constructed from red brick, with some grey headers and Pulborough stone dressings. There is a pitched slate roof, with grey tile bonnets, and projecting wooden eaves. Further there is a single storey porch with a single light casement window with no glazing bars on south elevation, and a front door in the side elevations.

The application involves a significant amount of work in order to ensure that the building is brought back in to habitable use. I provide comments as follows:

Externally all of the existing iron guttering should be repaired first, before being replaced. Ideally replacement guttering and down pipes should match existing materials, but it is considered that alternative materials may be acceptable subject to details of their design/quality.

The proposal to replace two of the existing front windows (which are of an inappropriate design) is supported. However, further information would need to be provided in order to ensure that they would respect the traditional windows found elsewhere on the terrace.

Ground floor: The 1950's hearth is not suitable for the property, and can be removed. I note from the Design and Access statement that the application proposes 'a traditional style wooden fire surround and a log-effect gas stove fire, to be more in keeping with the style of the property'. Such a proposal is supported, subject to details. Details of the surround should be provided before it is installed. This can be achieved by way of condition. However, I should point out that this conflicts with the proposed plans which indicates that the surround will be constructed from exposed brick. Which is correct?

Works to the plaster should be undertaken on a like for like basis. This is so that the building can 'breathe'.

Works to the kitchen are all small in scale and not harmful to the character of the property. It is considered that the existing doors that form part of the western wall should be retained and used elsewhere within the property if possible.

First floor: It appears that the partition wall which serves the current bathroom was installed in the 1950's and is therefore of no significance to the building. Further, works in this location to provide for a smaller bathroom, and a small study appear to be acceptable. The pipework serving the new bathroom suite should use any existing pipe-runs and limit the amount of work to the flooring and joists.

The old gas fire is of interest, due to its age, but it is acknowledged that it is no longer safe to use. Its removal is considered to be acceptable. However, as mentioned to the property owner when we met, it might be worth offering it to a local museum to see if it would be of interest to them?

Second floor: Both the installation of new En-suite bathroom and roof access are acceptable in principal. The pipework serving the new bathroom should use any existing pipe-runs and limit the amount of work to the flooring and joists. Details of the new door should also be provided by way of condition.

Outhouse: Works to the outhouse are considered will result in the removal of modern fabric which is not important to its character. Such works are considered to be acceptable, as long as they allow the building to 'breathe'.

Porch: The repointing should be undertaken using appropriate traditional materials, and existing material removed 'by hand'.

Conditions

Please ask for the following to be provided by way of condition:

Details of the replacement fire surround in the sitting room and bedroom 1

Details of the door for the En-suite

Details of the replacement guttering/downpipes

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