

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 22 October 2019 10:34
To: Planning Scanning
Subject: FW: AB/86/19/HH & AB/87/19/L

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Zac Denton [REDACTED]
Sent: 22 October 2019 08:25
To: Planning.Responses [REDACTED]
Subject: FW: AB/86/19/HH & AB/87/19/L

[REDACTED]

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Martyn White [REDACTED]
Sent: 30 September 2019 17:09
To: Zac Denton [REDACTED]
Subject: AB/86/19/HH & AB/87/19/L

AB/86/19/HH & AB/87/19/L

These comments relate to the revised plans submitted on the 24 September 2019.

Whilst some form of heritage assessment is included within the application, it is very limited, and does not fully assess the significance of any assets affected by the proposal i.e. those referred to above. Such information should be provided in accordance with paragraph 189 of the NPPF (2018). Such information is required to assess the impact of the proposal upon the assets. In light of this I provided the following commentary

Mews house is a 2 storey, link detached building. It has a flat roof and is constructed from brick. The rear of the house is finished with a white paint and red tile cladding, whilst the western elevation has a climbing plant on it. The property itself has been altered over time with various works taking place to it. These include replacement windows and what can be described as a first-floor decked area which is accessed by a spiral staircase. The northern and western elevations of the property are visible from an adjoining road which provides access for a number of surrounding properties.

To the front of Mews house is a stone-built boundary wall, which extends from neighbouring properties, and further along the road. The remaining boundary treatment for the property consists of close boarded fencing.

The property adjoins a larger terraced building, which is constructed from a similar brick on the front northern (front), and eastern elevations, whilst the remaining two elevations are painted. This neighbouring property has been identified as a listed building, with the following different assets being associated with it:

- Tower House and no 1 London road and railings to Tower House and No 1 London Road
- Wall of Tower House to north and east of garden and of No 14 Maltravers Street continuing to west of
- Raised pavement in front of Tower House including railings
- Brick gate piers to west of No 1 London Road

There are also a number of other assets in the local area including Arundel Priory and St Nicholas's Church and boundary walling.

Further, the property is located within the Arundel Conservation Area which contains a number of other heritage assets. This area of the town contains a combination of buildings, with the oldest dating back to the medieval period (which have been restored at various times), buildings from c1800, along with some small-scale infill housing development which was constructed in the late 20th century. Tower House/1 London Road form an attractive early C19, imposing property that plays a significant role in the street-scene. The other listed structures associated with it are of a similar character and form part of a strong developed group. The application property is viewed as part of this attractive group.

Proposal

This application relates to a single storey rear extension, new deck area, external staircase, removal of hanging tiles at first floor level and infilling a covered walkway area.

The concept of extending the property is considered to be acceptable, if it is undertaken in a sympathetic manner. Having had the opportunity to review the plans, it is considered that the single storey extension is of a scale that it will have a neutral impact upon the host dwelling. Further, its location is such that it will not have a significant impact upon the street-scene. This comment is made subject to the use of appropriate materials and railings.

The loss of the tile hangings to the southern elevation will result in the removal of modern fabric which is of no significance. Materials to be used for the proposed render should be suitable for a traditional property such as this one. The final colour of the render should be approved by way of condition

It is also considered that enclosing the covered walkway area will not detract from the character of the building or area. This is subject to the brick to be used. The elevations provided for this element partially screen the proposed elevation through the presence of the boundary treatment.

Whilst the concept of replacing a door with a window at the western elevation of the building linking the Mews House and Tower House is acceptable, I cannot see any details/elevations of what this will look like. Will the window occupy all or part of the space currently occupied by the door? At present the elevations do not appear to show this

The following details will be required by way of condition, if you are minded to approve the application/consent:

- Details of the brick/brick bond in order to ensure that it matches the existing
- Details of the railings and stairs
- Joinery to match existing
- Details of the proposed southern elevation

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or its/their setting. 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).