

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	AB/8/12
Address	Land adjacent to 84 Maltravers Street, Arundel
Description	Erection of 1 new dwelling.
Case Officer	Anita Gardner
Site Visit	29 February 2012

Objection

84 Maltravers Street is an end of terrace house which appears to date from the early 19th century. The terrace has a strong cohesion in terms of its form and design and an over all symmetry that renders it complete with respect to the building's scope and appearance. The fenestration and doors in particular inform this symmetry and balance which to date remain uncompromised.

As such, the terrace constitutes a significant feature of the conservation area as entered from the main highway. Its white stucco finish and proximity to the road gives it a prominence in the streetscape that contrasts strongly with the stone and brick buildings beyond. Its polite nature is also a distinctive feature within the conservation area here and contributes to Arundel's varied architectural and historic character. Viewed from the south, the terrace is terminated with a twin gable which gives some understanding of the building in the round. Beyond this, historic buildings can be seen on Park Place and Mount Pleasant within the conservation area.

Unfortunately, the proposal to add a further dwelling to the terrace can only compromise its historic form and design and as such its broader contribution to the conservation area as described. It would certainly harm the symmetry of the group as well as undermine its integrity as an historic feature of the town. The variation in the new building's design, such as its set back position, lower ridge level and alternative treatment of the front boundary, only compounds this as it seeks to be sympathetic with the terrace, but ultimately remains alien to it.

This not only impacts directly on the building itself but also its setting which is fundamental to the building's appreciation within the conservation area. Of particular concern here is the space around and either side of the building, its relationship to the street scene, as well as the permeability of the site which contributes to the asset and its broader context. Policy HE10.1 is quite clear about this:

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.

HE10.1 When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application.

In considering its impact, both on the asset and its setting, this scheme does not appear to provide any broader benefits that might outweigh this harm. Without a compelling justification the local planning authority is obliged under policy HE 9.1 to preserve the asset in its existing form:

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.

In this instance the assets affected are the listed building itself, the listed buildings that form the terrace and the conservation area. On this basis and for the reasons above this scheme cannot be supported.

Ian Wightman
Historic Buildings Adviser