

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: AB/99/18/L

LOCATION: 44 Tarrant Street
Arundel
BN18 9DN

PROPOSAL: Listed Building Consent to renovate & refurbish bathrooms, repair cellar & move kitchen to lower ground floor, renovate fireplaces & staircases, renovate window mechanisms, strengthen undulating floors & replace existing roof light.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Unauthorised works at the site have been undertaken and these works have now ceased. The proposal is to carry out alterations to repair any damage which has resulted and reinstate the residential use of the dwelling. There are no proposed changes to the historic footprint of the property and changes made to the internal arrangement of rooms have been designed to reflect the historic plan form. The mitigation proposals are extensive and are proposed in the light of detailed research and consultation with the Conservation Officer. They are outlined in detail in the conclusion section of the report.
BOUNDARY TREATMENT	The property has railings abutting the pavement to the frontage
SITE CHARACTERISTICS	Mid terrace 3 storey town house with basement with brickwork elevations.
CHARACTER OF LOCALITY	Town centre location on edge of retail/commercial in a mainly residential area.

RELEVANT SITE HISTORY

AB/149/17/L	Listed building consent for internal alterations & renovations	Refused 20-03-18
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

Alterations to this building will have the potential to have a great impact upon its significance. The application relates to a comprehensive programme of works to the listed building. It is extensively catalogued that a significant amount of work has been undertaken to the property which has not received listed building consent. I note that the application relates to not only these works, but also additional proposals that the property owner wishes to undertake.

The Design and Access Statement identified that the purpose of the scheduled programme of renovation is primarily to retain and enhance the original fabric of the building and its fixtures and features. It also states that it is the desire of the applicant to return the building to its use as a single occupancy dwelling, having been occupied for many years as three apartments. Such a statement and general proposal can be supported, as it will allow the significance of the building to be maintained. Although it is not clear how much existing fabric was removed as part of the renovation work.

It is understood from looking at the information supplied that the intention is to utilise all four floors of the property. As present the basement floor has remained more as a storage facility as opposed to a fully functioning part of the residential unit. Such a proposal creates problems which will need to be sensitively addressed, and may require the submission of further information.

Overall, the proposal as supplied is acceptable, but I provide the following comments:

Concern has previously been expressed over the excessive use of the Savolit boarding system. This had been used to excess. However, it is clear that some attempt has been made to reduce the amount of it within the property, especially on the ground floor, in line with my previous comments. Such an approach is positive, but it would be nice to ensure that only that which is required, remains. The use of traditional materials and joinery is also noted, and supported.

I note that there are a few references to the fact that the flooring will be sanded. The applicant will need to ensure that it doing so the floorboards are not damaged and the existing character is not lost.

Further, I note from the plans a statement which reads: 'Original timber floor boards sanded and supplemented with reclaimed from site'. However, it is not clear where this would come from, especially as it would appear that additional floorboards are required within a number of rooms (inner hall, the lobby, W.C., the shower room, bathroom). I note that these 'new' floor boards will be reclaimed, and therefore should reflect the qualities of those already within the building. You may wish to ensure that this is the case?

As part of the previously undertaken works, a significant amount of skirting and architrave was removed and stored within the building. It is good to see that it will be re-used within the house. Every attempt must be made to ensure that this is used in their original locations wherever possible. Where new is required it should copy the existing, traditional design and appearance. This should be dealt with by way

of condition.

Details of fire surrounds are not provided as part of the Listed Building Consent, and will need to be provided for by way of condition. Such information is required in order to ensure that they respect the significance of the building.

Plumbing/electrical works will need to ensure that they do not result in the removal of significant amounts of the floorboards/beams.

Basement

The proposal for the meters in the hallway to be reconfigured in order to take less space, will allow for the hall way to be de-cluttered. This is a positive impact.

The proposed tanking system seems to be acceptable in this instance, as long as it allows the building to 'breathe', whilst remaining dry. I note from the application that the intention is to hide the system behind boarding to window cill height, so as to minimise the impact upon the room. Such an approach is positive. It is assumed that the applicant has limited the amount of tanking required.

The flooring within the basement is of particular interest, and plays a role in the significance of the space. Any works to it should be undertaken with great care. The installation of the tanking system referred to by the applicant will have a direct impact upon the floor, and the applicant will need to submit a methodology which clearly indicates how its significance and character will not be affected in a negative way.

The flooring will need to be re-laid exactly as it currently is, so that its character is not harmed. The statement will need to include information on how the flooring looks like now (including pictures and relevant drawings), removed, stored and re-laid.

External works

The proposal to replace the existing modern bricks with re-claimed ones, which are more in keeping with the house, is supported, as is the proposal to include a simple balustrade design. Details of the bricks and the balustrade will need to be provided for by way of condition.

Work to the brick retaining wall is supported, subject to detailing - what bricks will be used, and what brick-bond will be used?

Can it be confirmed what colour the painted flint boundary will be?

The use of all rainwater goods and SVPs to be replaced with cast iron is supported. Any existing which is in good quality should be retained. Details will be needed of all new to ensure it matches existing, or is appropriate.

Windows

I note that a window and door schedule is provided which appears to be acceptable, in that it gives a good idea as to how the windows will look like.

I also note that the intention is to re-instate the ground floor, front window to its original appearance. This approach is supported, and it will have a positive impact upon the terrace as a whole. There is enough information in both the building and the terrace of how it should look like, as indicated on the application.

However, limited information has been provided as part of the application, and more detailed drawings

will be required. This can be dealt with by way of condition.

Conditions:

Please can the following details be provided for by way of condition:

- Details of the windows and doors
- Details of any new rainwater goods
- Details of the bricks used in the proposed retaining wall, and what brick-bond will be used
- Details of the bricks to be used for the paving and the balustrade
- Submit a methodology related to the basement flooring in order to ensure that it is re-laid as it currently is, and that its character is not lost. This will need to include a recording of the floor prior to the works, how it is to be removed, stored and re-laid.
- Details of fire surrounds

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

DEVELOPMENT PLAN POLICES

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

There are no policies in Arundel Neighbourhood Plan relevant to consideration of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application is a re-submission of a previously refused application AB/149/17/L. The purpose of the scheduled programme of renovation is primarily to retain and enhance the original fabric of the building and its fixtures and features. The intention is that once the inherent damage caused by damp ingress and decay has been rectified the longevity of the building as a heritage asset will be secured.

The works comprise the following:

- a) Repair to the internal wall fabric-to include the removal of the internal lining of the external walls in softboard and wallboard and its replacement for thermal, environmental and aesthetic reasons in "Savolit " boarding with a facing of hot lime plaster.
- b) Treatment of the existing internal walls as indicated with either an "encasing" layer of "Savolit" thus preserving the original reed and lath walling within or the careful repair and supplementation of the original reed with new reed and lath and in both cases a facing of hot lime plaster.
- c) Essential structural repairs all as described in the accompanying notes produced by Bryceson Shaw Associates ie the replacement of the rotten wall plate at roof level to the rear elevation with a replacement in air dried oak; the introduction of RC lintels to support the basement corbelled fireplace; the replacement of 3 no air dried timber joists to the North West corner of the kitchen; a replacement ceiling to the utility room in air dried oak; the installation of a steel box section in order to facilitate the removal of the central post in the kitchen together with in-situ reinforcing repairs to the cross beam; splicing in of the existing soleplate to the basement passage wall; repair of the cracked brickwork to the rear external wall at basement level using a Helifix system and installation of two further RC lintels to protect both the ground floor front room fireplace and Bedroom 3 second floor fireplace from collapse.
- d) Replacement of the rotten window linings in softwood to the rear ground floor window in the Dining Room to match the original profiles.
- e) Careful reinstatement and repair where necessary of all original joinery features following treatment to internal walling including doorcases; skirting boards; picture rails; internal doors; cupboards etc and redecoration in heritage colours and breathable paint.
- f) Repair of the game cupboard including brick and stone repairs on a like for like basis; removal of the softboard and render and replacement with reed; lath and hot lime plaster; repair of the original lockcase and restoration of the fretwork door.

Rewiring for safety and fire risk purposes -to meet current electrical standards; removal of electrical meters installed for multiple occupancy purposes. Light fittings to be replaced like for like ie downlighters in plasterboard ceilings to be replaced with low energy downlight fittings and original ceilings without light fittings to be retained with freestanding lamps utilized as necessary. Smoke detectors to be installed in specified locations.

- h) Kitchen extractor fan for environmental purposes to be fitted to external rear basement wall with discreet ss grille.
- i) Basement to receive comprehensive damp-proofing treatment in order to halt extensive degradation of existing structure throughout and to enable the basement rooms to be reinstated as habitable spaces. The unusually invasive and detrimental damp problems and their resultant affect on the historic fabric of this building's basement can be largely attributed to the fact that a number of the neighbouring properties have been tanked over the years with the effect that the re-directed ground water has found its way through to the weakest point ie the building without barrier treatment. Unfortunately this implies that the usual historic means of dealing with damp penetration in this instance will prove futile. The approach to be adopted is one therefore which will allow the external appearance of the property to remain and for any penetrating damp to be dealt with internally whilst retaining the aesthetic of the internal appearance. Original floor coverings ie stone flags and brick paviors are to be carefully taken up; recorded and relaid upon installation of the proprietary damp proof-membrane. Patched in areas of cement between the brickwork are to be removed and historic brick paviors to match are to be pieced in.
- j) Existing basement chalk walling to be limewashed to prevent further flaking.
- k) External walling -localised repointing to the lime mortar to flintwork and brickwork.
- l) Careful overhaul of the original sliding sash windows and repair as necessary of the existing weights; sash cords and ironmongery etc.
- m) Removal of existing replacement machined tiles to rear roof elevation to be replaced in natural Welsh slate to match existing front elevation roof and all rainwater goods overhauled and renewed as necessary in cast iron.
- n) Reinstatement of small lead covered canopy porch to match existing.

A Proposed Mitigation Strategy is provided as part of the application which seeks to enhance and restore the original heritage asset and includes:

- a) Re-instatement of the central skylight to the staircase well in order to enhance with natural light -the staircase -one of the key and intact historical features of the property.
- b) Replacement of 2 no modern fixed casement windows to the West elevation with sliding sash windows as well as the glazed door and side light to the pantry lobby with a more sympathetic window arrangement. The replacement of the Victorian sliding sash window to the ground floor street elevation to match exactly the corresponding rear elevation window with an 8 over 8 arrangement. Reinstatement of the top floor front elevation lower sash window like for like. Replacement of existing fixed casement window to rear basement with opening casement window.
- c) The replacement of the boarded basement roof to the proposed external wc with a traditional wood cored lead roll roof.
- d) The removal of areas of previously reinstated "Savolit" board to the internal walls and repair of the existing reed and lath timber framed walls in identical materials.
- e) To remove the recently applied studwork partitioning to the bathrooms in order to reveal the original curved wall of the staircase.
- f) Opening up of all original fireplaces where feasible and the installation of surrounds sympathetic to the design of the original ground floor fireplace surround.
- g) External enhancements to include the replacement of modern brickwork treads to the external steps in hand made clay paviors; replacement of stone/brick paviors and upvc drainage channels with handmade clay brick paviors and concealed ss slot drainage channels; replacement bespoke metal handrails and balustrading to external steps for aesthetic and safety purposes. Replacement of modern timber decking to upper garden level in bespoke metalwork.
- h) Removal of modern radiators and installation of traditional radiators.
- i) Reinstatement of a bespoke kitchen and utility space with handmade cabinetry and surface mounted copper plumbing.
- j) Repair of existing elm floor boards.

The works are considered reasonable and would satisfactorily address the harm caused by the

unauthorised works and ensure that the building is capable of residential use and preservation in the long term. The proposal would have no adverse impact on the integrity of the listed building and would be acceptable in terms of the impact on the character of the listed building. It would therefore accord with policy HER DM1 of the Arun Local Plan. and the NPPF.

The application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 Prior to installation of any replacement windows and doors precise details of the new joinery work shall be submitted to and approved by the Local Planning Authority and the replacement windows and doors shall accord with the approved details.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 3 Prior to installation of any new rainwater goods precise details of the new goods shall be submitted to and approved by the Local Planning Authority and the replacement rainwater goods shall accord with the approved details.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 Prior to installation of any fire surrounds details of the surrounds shall be submitted to and approved by the Local Planning Authority and the replacement surrounds shall accord with the approved details.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 5 Prior to installation of any bricks for the paving or balustrade details of the materials shall be submitted to and approved by the Local Planning Authority and the replacement paving and balustrade shall accord with the approved details.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 6 Prior to any works to construct the retaining wall commencing precise details of the proposed bricks and brick-bond shall be submitted to and approved by the Local Planning Authority before work to walling is commenced and the works shall proceed in accordance with the details so approved.

Reason: To preserve the appearance and special character of the building for the future in accordance HER DM1 of the Arun Local Plan and the NPPF .

- 7 Prior to any works to the basement flooring commencing a methodology for its re-laying, to include a recording of the floor prior to the works, how it is to be removed, stored and re-laid shall be submitted to and approved by the Local Planning Authority before work to the basement floor is commenced and the works shall proceed in accordance with the details so

approved.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.