

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

REF NO: AB/101/18/L

LOCATION: 54 Tarrant Street
Arundel
BN18 9DN

PROPOSAL: Listed building consent to replace 2 No. front bay windows.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is to replace the 2 front bays with identical windows of the same design and measurements. Glazing would be 6.8mm acoustic glass. Replacement guttering is mentioned on the application form, but has not been included on the advertised application description and it is not referred to on the elevation plans and there are no illustrative details of the existing and proposed. This would require further consideration in the form of a separate application for listed building consent.
BOUNDARY TREATMENT	Iron railings to front elevation
SITE CHARACTERISTICS	3 storey mid terrace georgian property with red brick elevations and slate roof . Double hung sash windows with glazing bars on front elevation.
CHARACTER OF LOCALITY	Town centre location on edge of retail/commercial in a mainly residential area.

RELEVANT SITE HISTORY

AB/98/78/LB	Listed Building Application For Replacement Of Front Bay	ApproveConditionally 13-09-78
AB/27/16/HH	Replacement of 2 No. windows on front elevation. This application affects the character & appearance of the Arundel Conservation Area.	ApproveConditionally 18-04-16
AB/28/16/L	Application for listed building consent for the replacement of 2 No. windows on front elevation.	Refused 18-04-16

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council

No Objection

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The application is for Listed Building consent to replace 2 No. front bay windows to the front of the property. I also note that there is reference to guttering (contrary to the application description) on a like for like basis.

Good practice is that the existing windows should be repaired prior to wholesale replacement, as is proposed here. It is indicated that the windows are beyond repair and should be replaced in their entirety. As the windows will be replaced on a like-for like basis, it is considered that that such an application can be supported in this instance.

With respect to the guttering, I am concerned that there does not appear to be any attempt to improve what exists on the front elevation. Whilst I note that the existing guttering is constructed from UPVC, the use of a more appropriate material would be preferred. Such an approach is evident on other properties within the conservation area.

Further, reference is made with the statements that the windows will be painted 'Little Greene Mid Lead'. It is assumed that this colour will be a direct like-for-like colour match of the existing colour. If this is different from the existing colour, how will this affect the remaining windows on the rest of the elevation/property? If there is a change in colour proposed, a listed Building Consent application will be required to re-paint the remaining windows.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The paint colour of the windows is proposed to change from white to grey and an informative has therefore been added relating to the need for listed building consent to change the paint colour of the other windows .

POLICY CONTEXT

Designation applicable to site:

Conservation Area

Grade 2 Listed Building

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

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

The new bay windows will be the same design and scale, matching the existing box frame bay window with its front 12 over 12 sashes and 4 over 4 return ends.

The intention is to restore and enhance the existing elevation. Over a period of time the existing bays have been damaged and degraded to the extent that their replacement is warranted. The new replacements will protect the fabric of the building from further and inevitable degradation and ensure its longevity for the benefit of future use and maintenance. The appearance of the windows would not be altered and 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.

It is recommended that consent is granted 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 **INFORMATIVE:** This Consent refers to the replacement windows only. Alterations/replacement of the existing guttering would require full details of the work to be submitted to the Local Planning Authority in the form of an application for Listed Building Consent. It is noted that the existing guttering is constructed from UPVC, the use of a more appropriate material would be preferred. Such an approach is evident on other properties within the conservation area.
- 3 **INFORMATIVE:** If the paint colour of the other windows on the property is altered a separate application for Listed Building Consent will be required.