

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

REF NO: AB/104/18/L

LOCATION: 24 High Street
Arundel
BN18 9AB

PROPOSAL: Listed building consent to demolish existing chimney stack & reconstruct to original size & design using lime mortar, replace existing lengths of PVCu gutter on rear & side elevation with cast iron guttering, retention of the existing air conditioning unit, replacement of the existing atrium glazing with double glazed units & renew lead gutter at low level.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to rear
SITE CHARACTERISTICS	3 storey pitched roof property with brick elevations and a pitched tiled roof. Retail use at ground floor
CHARACTER OF LOCALITY	Town centre location with retail/commercial and residential uses

RELEVANT SITE HISTORY

AB/160/15/L	Application for Listed Building Consent for internal alterations to facilitate use of premises as a veterinary surgery.	ApproveConditionally 14-01-16
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

No Objection provided that there is a condition attached to the planning permission that samples of the materials to be used should be produced and approved by the Conservation Officer before development begins and thereafter only the approved materials shall be used and maintained in the proposed development.

COMMENTS ON REPRESENTATIONS RECEIVED:

Some materials are to be conditioned.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The works to the chimney have already been undertaken, on a like-for-like basis, using traditional materials (lime) and it is considered that the works are therefore acceptable in this instance.

The replacement of the UPVC guttering with cast iron is supported as it will enhance the appearance of the building, and introduce traditional materials. It is assumed that it will be painted black. The renewal of lead gutter at low level is supported as long as it can be confirmed to match existing.

However, I also note that reference is to other works on the existing elevations: namely the retention of the existing air conditioning unit, and the replacement of the existing atrium glazing with double glazed units. Are such works included within this application? If so, the description needs to be amended to reflect these proposed works. I will then need to provide comments on those areas of development.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The agent has advised that the additional works referred to by the Conservation Officer and indicated on the submitted plans are included in the application and the description has been amended accordingly. The Conservation Officer has verbally advised that he has concerns relating to the air conditioning units, but it is considered that these are acceptable given their limited size, non permanent nature and their siting which minimises their visual impact on the listed building by being sited at the rear at ground floor roof level.

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

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 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. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

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."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 or the character of the Conservation Area.

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

Much of the works forming part of this application have already been undertaken. The chimney rebuild is acceptable. The replacement of inappropriate guttering would enhance the appearance of the building and would be a positive alteration. The retention of the installed air conditioning unit is an alteration which can easily be reversed and the structure can be removed in the future. In that respect the unit would not harm the building in the long term. The lead gutter at low level is supported and is conditioned to match existing.

The replacement of the existing atrium glazing with double glazed units would be acceptable provided the precise details of the atrium are controlled by condition .

The proposed alterations to this Grade II Listed Building are considered to have no long term adverse impact on the character or integrity of the Listed Building. It would not inappropriately harm the historic fabric.

The works are considered reasonable and the harm caused by the unauthorised works when weighed against the benefits of continued use of the building and its preservation in the long term are deemed to be acceptable. 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 Prior to the painting of the cast iron guttering hereby approved precise details of the colour shall be submitted to and approved by the Local Planning Authority and the guttering shall be painted the approved colour.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan.

- 2 The lead guttering hereby permitted shall match the existing.

Reason: In the interests of the character and appearance of the Listed Building in accordance with policy HER DM1 of the Arun Local Plan.

- 3 Prior to the installation of the replacement atrium double glazed unit precise details of the materials and profile of the unit shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan.