

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/118/12/L**LOCATION:** The Old Bakehouse
27 King Street
Arundel**PROPOSAL:** Application for Listed Building consent for conversion of loft to form bedroom and ensuite together with 3no. velux windows and demolition of conservatory with extension and alterations to form kitchen/family room, utility and cloakroom**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approx. 183 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Neighbouring property and brick wall extending along north boundary, to a height of 2 metres.
SITE CHARACTERISTICS	Early C19. Terraced cottage. Beach flint. Brick dressings and chimneys. Pitched slate roofs. 2 storeys. Brick modillion cornice. Windows have modern casements. Doorway segment-headed with fanlight. Single storey rear projection and timber conservatory.
CHARACTER OF LOCALITY	Arundel Conservation Area, characterised in this part by historic terraces. Modern dwellings noted opposite the site.

RELEVANT SITE HISTORY

AB/15/94	The construction of a conservatory to be attached to the rear of the existing property	Approve Conditionally 08-04-1994
AB/16/94/L	Application for Listed Building Consent for the construction of a conservatory to be attached to the rear of the existing property.	Approve Conditionally 08-04-1994
AB/117/12/	Conversion of loft to form bedroom and ensuite together with 3no. Velux windows, demolition of conservatory with extension and alterations to form kitchen/family room, utility and cloakroom	Approve Conditionally 07-01-2013

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection provided conservation velux is used.

Comments on Representations received:

Noted and agreed.

CONSULTATIONS

The Ancient Monuments Society

Council for British Archeology

The Georgian Group

Soc. Protect. Ancient Buldgs

The Victorian Society

The Arundel Society

Southern Water Planning

Listed Building Officer

Conservation Officer

Consultations responses received:

CONSERVATION OFFICER:

The proposal will not result in a negative impact on the character or appearance of the Conservation Area.

HISTORIC BUILDINGS ADVISOR:

The outstanding concern with this scheme remains the position and design of the large glazed opening in the south elevation. This should be centred on the gable of the new addition and ideally reduced in width.

Comments on Consultation responses:

Comments noted. The rear elevation has been amended to reflect the request of the Historic Buildings Advisor.

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary

Grade II Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan: [SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan: [GEN7](#)
[AREA2](#)

The Form of New Development
Conservation Areas

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity, the impact upon the Listed Building and the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

LISTED

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.

The Development Plan consists of the Arun District Local Plan 2003 and the South East Plan adopted in 2009.

It should be noted that the Arun District Local Plan was adopted in 2003 and the South East Plan in 2009.

In accordance with paragraphs 214 of the NPPF, the South East Plan is afforded full weight as part of the development plan. Footnote 41 (page 49) states the Governments clear policy intention to revoke regional strategies.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

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 two storey mid-terrace listed property is located within the Arundel Conservation Area.

The property has single storey projections the rear which comprise the kitchen, bathroom and W.C. and the application seeks to extend the kitchen extension by removing the north facing wall to create an open plan extension. The proposed extension will not project beyond the line of the existing kitchen area replacing an existing timber conservatory. The pitched slate roof will match the existing kitchen extension and the roof valley formed by the new extension will be partly glazed to allow light into the new kitchen/dining room area and the glazing will be concealed within the roof slope.

The application also seeks to convert the roof space to form bedroom/study accommodation with three conservation roof lights on the rear and a new internal staircase. Part of the internal brickwork is to be removed at ground floor level between the front room and rear part of the original house to increase the opening, and also removal of a partition wall at ground floor level to

form a utility is proposed. The rear window of the W.C is also being replaced.

Due to its design, rear position and minimal size it is not considered that the proposal will detract from the appearance of the Listed Building or the character and appearance of the Conservation Area and the extension will be constructed of appropriate materials to retain the qualities of the original building.

The Listed Buildings Advisor has been consulted; raising no objection to the extension subject to the revision of the rear doors to sit centrally under the gable end. Amended details were submitted showing this alteration and the reduction in width of the window panes, it is thereby concluded that the design and appearance of the doors will be an acceptable addition to the listed building.

It is therefore recommended that listed building consent be 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 No development shall take place unless and until details of the construction/operation mechanism and materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The reconstruction/making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

- 6 The rooflights hereby permitted shall be conservation style rooflights only.

Reason: In the interest of visual amenity in accordance with policy GEN7 of the Arun District Local Plan