

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

REF NO: AB/11/18/L

LOCATION: 84 Maltravers Street
Arundel
BN18 9DS

PROPOSAL: Listed building consent for the conversion of existing pottery/workshop/studio to self-contained annex ancillary to main dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for the works to the listed building associated with the conversion of a former pottery workshop into a detached self contained studio/annexe for use as ancillary accommodation to the main house. This application is for listed building consent and it is not clear what alterations are proposed. The only alteration referred to in the supporting statement is completion of the timber link. The floor plans do not indicate any layout changes.
TOPOGRAPHY	Predominantly flat. Garden is at a lower level than the road to the front.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Post and rail fencing to fields to rear. Walling to Maltravers Street
SITE CHARACTERISTICS	End of terrace property incorporating stuccoed rendered elevations with a slate roof. The pottery building has flint elevations with brick quoins and is linked by a timber extension to a former out house WC.
CHARACTER OF LOCALITY	The site is located close to the roundabout on the edge of town centre in a residential area.

RELEVANT SITE HISTORY

AB/118/16/L	Application for Listed Building Consent for construction of new opening in existing boundary wall.	ApproveConditionally 09-01-17
AB/26/95/L	Application for Listed Building Consent - Remove lath and plaster from g/f walls and replace existing wooden floor with solid concrete floor. Strap cracked gable wall with 4 ties & rods held internally to joists. Temporarily remove brick verge detail to roof & replace in original	ApproveConditionally 05-05-95

position after lead flashing installed.

AB/53/88	Shed (flint, brick and slate) as an extension to existing shed	ApproveConditionally 01-08-88
AB/54/88/L	Application for Listed Building Consent for shed (flint, brick and slate) as an extension to existing shed	ApproveConditionally 01-08-88

The only relevant listed building consent that has been granted relates to the provision of a shed (flint, brick and slate) as an extension to an existing shed which was granted following negotiations in 1988.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Committee - No Objection

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building
Conservation Area

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

AREA2 Conservation Areas

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings

HER SP1 The Historic Environment

HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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. 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. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

The Arundel Neighbourhood Plan has been made but there are considered to be no relevant policies to

the determination 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 conflict with these criteria in that it is considered to materially affect the character 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 agent has advised in the Planning Statement the timber framed link will be completed with dark stained timber cladding. The proposal would retain the existing walls, windows and doors with minor repair to timber frames and opening casements. The existing slate roof will be retained. Completion of the framed link between the outhouse and pottery will be carried out with timber boarding to differentiate between the historic outbuilding and the later brick built pottery.

The agent alleges that the pottery building is 25 years old and has no significant historic architectural interest. He states that any repairs to the walls and roof would be formed by reclaiming existing bricks and matching the existing mortar specification and colour or reclaimed slate. The existing windows and doors will be repaired and retained in their current form. The proposal is to retain the existing structure with only minor works to the timber framed link.

The proposal does not clearly identify where repairs are needed or justify why any repairs are required. or why there would be a need to utilise salvaged bricks. The planning history does not refer to the timber link between the outbuildings which is not clearly identified on the submitted plans as an addition/enlargement. The roof height of this part of the structure is not as indicated on the submitted elevation plans. The elevation plans which are annotated as existing and proposed submitted do not reflect the existing design of the windows or stable door so it is clear that alterations are included which are not detailed.

The extent of the works proposed is ambiguous. The proposal lacks the necessary level of detail to determine the extent of proposed works to the listed building and there is no reasoned justification given for any works which may be included in the application. An assessment of the impact on the character and appearance of the listed building is therefore difficult. However the link building appears to be unauthorised and does detract from the character and appearance of the listed building.

The application is therefore recommended for refusal for the following reason

RECOMMENDATION

REFUSE

- 1 There is insufficient information submitted with the application to clarify what the application includes or that the works to facilitate the conversion can be carried out without adversely affecting the character and appearance of the listed building or that they are justified in terms of their impact on the listed building and therefore the proposal conflicts with the National Planning Policy Framework the National Planning Policy Guidance and policies EHERSP1 and EHERDM1 of the Emerging Local Plan .