AB/120/07/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Application for Listed Building Consent for alteration to enable change of use of first floor area from antique dealers to 4 no. offices, meeting room and toilet accommodation. Installation of extraction/ventilation system. Resubmission following AB/60/07/L. 51 High Street, Arundel

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is part retrospective. The application is for a new external duct (false chimney), insertion of iron work to screen the conditioning unit, rendering the rear wall with railing and planting along the flat roof. Internally the first floor office will be partitioned to provide toilets.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mostly flat.
TREES	N/A
BOUNDARY TREATMENT	Brick wall and fencing to the rear. Flint wall to side.
SITE CHARACTERISTICS	Rear elevation is brick with tiled first floor. Rear extension single storey, flat roof. The air conditioning unit has been erected in the roof valley.
CHARACTER OF LOCALITY	Mixed commercial and residential. To the rear of the premises are shops.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/77/05/L	Application for Listed Building Consent for works in connection with change of use of part ground floor area to restaurant/wine bar/coffee bar.	Approved Conditionally 31st August 2005
AB/75/06/L	Application for Listed Building Consent for proposed installation of external double doors at rear and alterations to courtyard to provide outdoor seating and extend existing bistro use.	Approved Conditionally 7th July 2006
AB/60/07/L	Application for Listed Building Consent for alterations and change of use of first floor area from antique dealers to 4 no. offices, meeting room, toilet	Withdrawn 4th June 2007

AB/120/07/L

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	accommodation and installation of extraction/ventilation system.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	Objection:- - To the unsightly ventilation unit in the valley of the roof even despite the attempt to hide the equipment. - Object to the iron railings and signage on the back wall. - Strongly object to the retrospective application on a Listed Building.
The Arundel Society	Strongly object to the installation of ventilation/extraction units in the valley of the roof of a Grade II* Listed Building, which were inserted without permission. The modern unit and pipes through the roof and supported roof structure is inappropriate. The railing at the end of the roof valley is inappropriate and may damage the roof. Suggest the unit is placed on the flat roof extension.
2 letters of objection	Object to the extraction/ventilation system. The previous application was refused because of the extraction and now they are trying again. This is so they can have a full restaurant service instead of cooking at Pallant Wines. There are too many eating houses in Arundel. The air conditioning units are a gross intrusion on the 16th century roofscape. The proposed railing would be totally out of place. The effect of the air conditioning on the wattle and daub could cause drying out and shrinkage. A tile clad chimney would look odd, old bricks would be better. The installation of computers would be unduly invasive of this 16th century building.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
English Heritage	No comment.
County Design	No objection - all these works are what we agreed on site. The railings will visually help alleviate the awful ventilation units.
Conservation Area Advisory Committee	Objection: - Duct should be sited out of view. - Adverse effect on Conservation Area and the Grade II* Listed Building.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic/Local Gap

AB/120/07/L

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area Listed Building Grade II*

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH4, CH5
Arun District Local Plan : GEN7, AREA2, DEV10

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPG 15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Authority particularly with regard to the effect on the Listed Building.

COMMENT ON CONSULTATION RESPONSES

Noted. The railings are there to screen the air conditioning unit. The duct is now hidden in the false chimney.

COMMENT ON REPRESENTATIONS RECEIVED

The railings and signage will only be seen temporarily, because there is approval on the adjacent site for two new shops with two self contained maisonettes. The railings to screen the air conditioning unit were negotiated with the County Design Architect.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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 72(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 the internal partitioning will not have a detrimental affect on the fabric of the historic building. The air conditioning unit

AB/120/07/L

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

will be partially screened by the railings. The rendered wall and railings over the existing flat roof extension will be a visual enhancement within 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

A previous application was withdrawn because the new proposed duct and fan were unacceptable in visual terms on the Listed Grade II* building.

This resubmission screens the air conditioning unit by providing iron railing across the roof valley, as previously agreed with the County Design Architect. The proposed extract duct has been concealed by a false chimney clad in tile hung to match the first floor vertical tiling. To compliment the railings on the valley, the single storey rear extension is being visually enhanced by providing a railing and planting at a height of 0.7 metres and the rear wall of the single storey extension is proposed to be rendered with a restaurant sign across.

The internal alterations to provide a toilet at the first floor in order to accommodate a change of use to offices and minor alterations to the toilets at ground floor do not cause any detrimental effects on the Listed Building.

The alterations to the rear of the building are in keeping with, and enhance the visual appearance of the Listed Building. This would also enhance the appearance of the Conservation Area. Eventually this view will be screened when the permission on the adjacent site for shops/residential is implemented.

There are no detrimental effects on the integrity of the Listed Building and enhance its appearance. It is therefore recommended that the application is approved subject to the conditions set out overleaf.

ARUNDEL AB/120/07/L

Application for Listed Building Consent for alterations to enable change of use of first floor area from antique dealers to 4 No offices, meeting room and toilet accommodation. Installation of extraction/ventilation system. Re-submission following application AB/60/07/L.

51 High Street
Arundel

RECOMMENDATION

AppCond Sub DOE

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 be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls (and roofs) of the proposed building(s)/extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The railings hereby approved shall be painted in black hamerite.

Reason: In the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of West Sussex Structure Plan and GEN7 of 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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

ARUNDEL AB/120/07/L

5 No structural timbers will be cut, removed or altered, without the prior written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building in accordance with policies CH5 of the West Sussex Structure Plan and DEV10, DEV12 of the Arun District Local Plan.

6 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH4, CH5

LOCAL PLAN: GEN7, AREA2, DEV10

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.