

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/125/15/L**LOCATION:** The Old Brewery
45 & 47 Tarrant Street
Arundel**PROPOSAL:** Application for listed building consent to change colour of front of house. This application affects the character & appearance of the Arundel Conservation Area.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Property is located on site frontage
SITE CHARACTERISTICS	Mid terrace 3 storey property. Painted rendered elevations colour tallow/cream
CHARACTER OF LOCALITY	Predominantly residential characterised by older style properties of varying design

RELEVANT SITE HISTORY

AB/33/96/L	Application for Listed Building Consent for change of opening mechanism for bathroom window from sash to swivel to facilitate escape in case of fire.	Approve 10-07-1996
AB/132/98/L	Application under Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 for replacement of street lighting on properties.	Approve 08-01-1999
AB/128/99/L	Application for Listed Building Consent for proposed extension and re-ordering of lower ground floor into kitchen, family room and sitting room	ApproveConditionally 21-01-2000
AB/51/00/L	Application for Listed Building Consent for proposed new french doors with side windows to match and relocated staircase between	ApproveConditionally 12-07-2000

second and third floors with additional shower room at third floor level

AB/90/00/L	Application for Listed Building Consent for omission of family room and enlargement of dining area (amendment to previous application AB/128/99/L)	ApproveConditionally 06-09-2000
AB/115/00/L	Application for Listed Building Consent for existing glazed front door replaced with traditional panelled front door and disused side door replaced with new window to match existing "shop frontage" window	ApproveConditionally 10-10-2000
AB/118/00/L	Application for Listed Building Consent for basement window to west elevation enlarged. All new joinery to match existing joinery	ApproveConditionally 30-10-2000
AB/82/83/L	Application for Listed bld con demolition of outhouses at rear of property as shown on plan to provide larger garden	ApproveConditionally 15-09-1983

REPRESENTATIONS

Representations received:

Arundel Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser - No Objection.

Conservation Area Advisory Committee - No Objection

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Class C road

Grade 2 Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

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

HER DM1 Listed Buildings
HER DM3 Conservation Areas

HER SP1 The Historic Environment

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 specific regard to impact upon the Listed Building.

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

It is proposed to paint the north front elevation (facing the road frontage) with a grey colour specified from the Farrow and Ball (Parma Grey) range which would more closely reflect the colours of the adjoining properties. The white windows will be repainted white and doors will change from white and black to a specified dark grey colour (Railings).

The change in colour would not be detrimental to the character of the locality or the visual appearance of the listed building.

The Council's Historic Building Adviser raises no objection and it is therefore recommended that consent be granted.

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.