

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

REF NO: AB/125/20/L

LOCATION: 19 Maltravers Street
Arundel
BN18 9AP

PROPOSAL: Listed building consent for a single storey rear extension and alteration to existing kitchen roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks listed building consent for a single storey rear extension and alteration to existing kitchen roof.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	The host dwelling abuts the street scene to its front boundary.
SITE CHARACTERISTICS	19 Maltravers Street forms a listed building with Nos 17 to 21 (odd) and No 1 Baker's Arms Hill. It is part of a terrace of early C19. Houses which front directly on to the road. They are 3 storeys, of red brick construction with a hipped slate roof and brick modillion eaves cornice. Red brick chimneys. One range each of double-hung sash windows with glazing bars on 1st and 2nd floors. Ground floor of each house has 1 segmental bay each with 3 double-hung sash windows with glazing bars, and moulded cornice with consoles. Front doors are 6 fielded panels, and semi-circular fanlights, in concentric plain brick arches. The building is considered to be of architectural significance.
CHARACTER OF LOCALITY	The building is also located within the Arundel Conservation Area and is surrounded by a mixture of listed and locally listed buildings. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Maltravers Street, in particular, is identified, towards the top of the hill, as being carved into the hillside with a raised carriageway on the northern side.

RELEVANT SITE HISTORY

AB/124/20/HH	Single storey rear extension and alteration to existing kitchen roof. This application may affect the character and appearance of the Arundel Conservation Area.
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Noted.

REPRESENTATIONS

Arundel Town Council - Objection.

- Lack of information on finishes, materials and detailing.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted, details will be requested via condition.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

The Council's Conservation Officer - No objection.

- The plans are simple, but the location, scale and principle of the proposal would seem to be acceptable.
- Further details will be requested via condition to ensure that the proposal will have a neutral impact upon the significance of the heritage asset.

Conservation Area Advisory Panel - No Objection.

- The proposal is modest in scale and due to its siting there are limited views of the proposal within the public realm.
- More detailed plans and materials are needed to assess the proposals impact on the host dwelling.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The advised conditions will be recommended as being applied to the application.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Within Arundel Conservation Area

Listed Building

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

HERDM3 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 Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework is of relevance.

HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets.

In this instance, it is considered that the proposed development does not cause harm to the Listed Building, or to the Conservation Area in which it is sited. This is due to the modest scale of the proposed structures, and their siting as to the rear of the Listed Building itself. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

SUMMARY

It is considered that the application is in accordance with the relevant policies in the Development Plan, and therefore should be approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Block Plan - #00468230-B0CB53
- Floor Plan
- Elevations
- Side Elevation

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development above damp proof course (DPC) level shall take place unless and until details of the junction between the elevations of the extension and the flat roof will be treated, including details of the materials used have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

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.

- 4 No development above damp proof course (DPC) level shall take place unless and until a

schedule of materials and finishes to be used for the bricks, and brick bond of the proposed development have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

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.

- 5 No development above damp proof course (DPC) level shall take place unless and until details of the new external door, including its materials, finish and method of glazing have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

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.

- 6 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the rooflight of the proposed 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 extension.

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.

- 7 No development above damp proof course (DPC) level shall take place unless and until details of the internal window, including the proposed glazing have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

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.