

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/12/17/L**LOCATION:** 17 Bond Street
Arundel**PROPOSAL:** Application for Listed Building Consent for new floor joists & floor boards over kitchen area to replace those severely damaged by water leak. Removal of modern internal wall at ground floor; construction of stud wall adjacent to stud party wall in kitchen & construction of bathroom in rear first floor bedroom.**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	N/A
SITE CHARACTERISTICS	Mid terrace 2 storey dwelling with flint elevations.
CHARACTER OF LOCALITY	Predominantly residential characterised by historic dwellings on edge of town centre

RELEVANT SITE HISTORY

AB/112/89/L	Application for Listed Building Consent for roof conversion including new dormer window to existing outbuilding	Refused 25-10-1989
AB/97/91/L	Application for Listed Building Consent for part demolition of rear wall and rebuild, reconstruction of roof structure, renewal of rear bedroom ceiling and formation of trap-hatch, replacement double glazed windows to bathroom and first floor bedrooms and installation of glazed door and screen to enclose rear porch.	ApproveConditionally 25-11-1991
AB/45/92/L	Application for Listed Building Consent to provide lead boundary on roof slating between nos. 15 & 17 Bond Street to create weatherproof connection between new slating	ApproveConditionally 20-07-1992

to 17 Bond Street and existing defective slating to 15 Bond Street also to provide 8 no. airbricks to each elevation, concealed behind gutters to provide roof-space ventilation.

AB/7/93/L

Application for Listed Building Consent to provide lead covered concrete boundary on roof slating between numbers 15 and 17 Bond Street, and also to provide 4 no concealed in-line slate vents to each roof slope

Approve

02-04-1993

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

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Conservation Area

Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

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

HER DM1 Listed Buildings
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
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.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry 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.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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

Whilst an NDP is under preparation it will be afforded limited 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).

There are no specific policies in Arundel Neighbourhood Plan which are relevant to consideration 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 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

The works are all internal and mostly comprise works of repair. The owners have recently acquired the property and wish to invest in the property in order that it can be habitable once again. The first-floor rear bedroom floorboards will be retained and repaired where this is feasible. Where they are not salvageable then secondhand boards will be used to match existing as closely as possible.

The floor joists above the kitchen area are completely rotten and are not repairable. New joists will be inserted but will have to be slightly deeper due to the need to comply with span tables. The new ceiling will be plasterboard and this matches the existing ceiling material.

Where the small bathroom is to be created upstairs the existing rear bedroom door will be rehung in the new bedroom door position. The proposed works involve minimal intervention to the original fabric of the building.

Where feasible existing fabric will be repaired, but much needs to be replaced due to severe rot arising from long term water damage.

The proposed works would not result in any materially adverse impact on the integrity or character of the listed building. The proposed works will retain the materials of the property and ensure that the building is made structurally sound and capable of residential occupation providing a secure outlook for the future of the building.

The application is therefore recommended for approval subject to the conditions set out overleaf

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 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 the National Planning Policy Framework.

- 3 The alterations/repair of the building 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 the National Planning Policy Framework.