

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

REF NO: AB/139/19/L

LOCATION: 55-57 High Street
Arundel
BN18 9AJ

PROPOSAL: Application for Listed Building Consent for removal of unauthorised bricks to area of former night safe facility & replace with materials to match existing building. This application may affect the character & appearance of the Arundel Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The application relates to a small section of walling on the front elevation of the building at ground floor where the former night safe was located. The area includes 18 bricks in total, arranged in 6 rows beneath the window cill.
TOPOGRAPHY	The site is located on a hill
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Yellow brick elevations to 3 storey terraced town house. Arched windows at ground floor. Former bank premises
CHARACTER OF LOCALITY	Town centre location. Predominantly retail and commercial uses at ground floor. Residential/commercial uses above

RELEVANT SITE HISTORY

AB/78/17/L	Application for Listed Building Consent for commercial signage & partial window replacements & retrospective permission for internal adaptations.	ApproveConditionally 17-08-17
AB/49/17/L	Application for listed building consent for conversion of a mixed use space into a new ground floor one bedroom apartment with guest annex including demolition of fire escape corridor walls & regularisation for consent for new stud work for partition wall.	ApproveConditionally 15-06-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

C Baynes
Arundel Town Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Awaited

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade2 2 Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

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

HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

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.

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.

The Arundel Neighbourhood Plan (ANP) has been made and there are no relevant policies within it to take into account in the determination of this application

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.

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 key policies are deemed to be HER DM1 and HER SP1 of the Arun Local Plan and the National Planning Policy Framework. Policy HER DM1 sets out criteria which proposals which affect Listed Buildings must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest.

The proposed alterations would enhance the appearance of the building by removing an unsympathetic alteration thus improving its appearance and the impact on the building. It is considered that the use of salvaged bricks to match the existing building together with an appropriate mortar mix would be sympathetic to the listed building and the development makes a positive contribution to local character and distinctiveness. The bricks which are to be removed have a pink colour and the replacement salvaged bricks are a yellow buff in keeping with the existing.

Paragraphs 193 - 196 of the NPPF require optimum use for public benefits. It is considered that there is public benefit accruing from the alterations which would assist in the long term retention and use of the building. With regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) The proposal does not harm the appearance of the Listed Building and the proposal is therefore considered to comply with policy HER DM1 of Arun Local Plan .

Overall the proposals would see an improvement in the internal finishes and external appearance. The proposed works would respect the character, appearance, plan form and historic fabric of the building. The proposals would remove the harm that has been caused in the past whilst altering the appearance of the building in an acceptable way. As such the impact on the heritage asset would be neutral and without harm. The replacement section of walling is sensitively designed.

The submission of a Heritage Statement ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 which seeks to ensure the preservation and enhancement of listed buildings and their settings.

The application is recommended for approval subject to the following conditions

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 The bricks, bonding and mortar finish of the proposed replacement brickwork hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of the character and appearance of the Listed Building in accordance with policies HER DM1 of the Arun Local Plan.