

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

REF NO: AB/143/17/L

LOCATION: 7 Old Poor House Cottages
Mount Pleasant
Arundel
BN18 9BD

PROPOSAL: Listed Building Consent for loft conversion to provide bedroom and shower room,
internal alterations to ground floor

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing/walling.
SITE CHARACTERISTICS	Detached property with plain tile roof and flint and brickwork elevations. White painted timber frame windows. Dentil course and brick quoins
CHARACTER OF LOCALITY	Predominantly residential characterised by mainly older style historic properties of varying age size, style and design

RELEVANT SITE HISTORY

AB/37/16/HH	Insertion of flat roof to existing roof valley, 3 No. dormers & new first floor to create 3 bedrooms & 2 bathrooms. This application affects the character & appearance of the Arundel Conservation Area.	Refused 20-05-16
AB/36/16/L	Application for listed building consent for the insertion of flat roof to existing roof valley, 3 No. dormers & new first floor to create 3 bedrooms & 2 bathrooms.	Refused 19-05-16
AB/137/07/L	Application for listed building consent for loft conversion & alterations to provide 3 bedrooms, bathroom & en-suite	ApproveConditionally 11-10-07

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Historic Building Adviser - Objection

The proposal site is within Arundel Conservation Area, and is Grade II Listed Wash-house to the historic Poor House complex.

Arundel had a poorhouse from at least 1682, probably placed on the east side of Park Place. In 1713, it was recorded as housing poor children and widows. A new workhouse was built in adjoining land in 1799-80. After 1782, Arundel was incorporated as a Gilbert Parish. In 1831, the workhouse was built on the Southern end of the same site along what was then called Poorhouse Hill, and is now known as Mount Pleasant.

The current proposal site is marked on the 1874 map. From a brief visual inspection, it would appear that most of the original exterior, including flint walls, tiles roof and fenestration is retained. To the interior, one obviously original spine wall is apparent although breached - presumably as part of the previous (1980's) conversion to a domestic unit.

The proposal is to introduce an upper floor, and insert ground floor bathroom. This requires removal of walls, whose age has not been ascertained and removal of concrete (non historic) floor to allow bathroom to issue into living room at one level. The insertion of the upper floor requires removal ground floor (historic) ceiling to lower the floor level to achieve head height at first floor level. Insertion of staircase, requiring removal of original floor and joists. This stair would pass directly in front of ground floor window. The proposal is to lower the GF ceiling/FF floor level. This would result in the floor joists appearing/crossing the window. It is not clear how the applicant wishes to address this element to achieve BRegs, in a satisfactory manner suitable for a Listed Building. It is proposed to insert a dormer window to first floor, requiring removal of historic fabric, removing the balance of visual symmetry, representing intrusion to the intended roofline and is detrimental to the street scene as atypical of a single storey building of this type.

Therefore, It is considered that the proposed development does not meet the following criteria for the reasons outlined above:

Arun DC Policy GEN7 refers to principles of development that (iii) ... responds to identified characteristics .. and respects and enhances local distinctiveness...

·It is considered that the proposal fails to respect or enhance local distinctiveness, and is detrimental to the street scene.

Arun DC Policy AREA2 Conservation Areas ... Planning permission will be granted for development which preserves or enhances the character or appearance of the Conservation Area or its Setting.

·It is considered that the proposal fails to enhance the character of the Conservation Area or its setting

Arun Local Plan 2011-2031 Policy HER SP1 the Historic Environment the council will grant planning permission for development proposals that conserve or enhance the historic environment of the District. Sections a)Conservation Areas b)Listed Buildings d) Locally Listed Buildings of Special Character

·It is considered that the proposal fails to conserve or enhance the historic environment, and the proposals would cause harm to the historic asset.

Arun Local Plan 2011-2031 Policy HER DM1 Listed Buildings: Proposals affecting listed buildings will be required to: a) ..preserve character protect and enhance the setting of the building ...

·It is considered that the proposal fails to conserve or enhance the special feature of the listed building.

Paragraph 137 of the NPPF states that a new development within a conservation area and the setting of a listed building should 'enhance or better reveal the significance of a designated heritage asset'

·It is considered that the proposal does not adequately fulfil this criterion, and is contrary to:

NPPF Paragraph 132 requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It is therefore concluded that the application be recommended for refusal as it cannot be supported on heritage grounds.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

Conservation Area

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

AREA2 Conservation Areas

[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

NPPG 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.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017. Further consultation is on-going until February 23rd 2018.

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

The Main Modifications to the Arun Local Plan (2011-2031) are presently out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

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. 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

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).

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 conflict with these criteria in that it is considered to materially affect the character of the Grade II Listed Building and 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 building is part of the Old Poor House Cottages development and is a separate detached building of limited footprint. The proposed alterations are effectively a re-submission of some of the works previously approved under application AB/137/07/L to convert the roof area of the building. However a response from the Historic Building Adviser was not received at that time and the policy framework against which alterations to listed buildings are considered has altered.

The alterations to the roof area would adversely affect the character, integrity of the listed building and remove historic fabric. The simplicity of the building would be compromised and the internal first floor level would in part be level with the ground floor window head on the north west elevation. The floor joists would be visible crossing the window adversely affecting its appearance. The insertion of the upper floor also requires removal of ground floor (historic) ceiling to lower the floor level to achieve head height at first floor level and the insertion of the staircase requires removal of original floor and joists. It is also proposed to insert a dormer window to first floor, requiring removal of historic fabric, removing the balance of visual symmetry, representing intrusion to the intended roofline which is detrimental to the street scene as atypical of a single storey building of this type.

The proposal is therefore damaging to the character and appearance of listed building and is recommended for refusal for the following reason

RECOMMENDATION

REFUSE

- 1 The manner and form of the conversion/extension including the provision of a dormer window adversely affect the character and appearance of the listed building and based on the information submitted would result in a loss of historic fabric in conflict with the National Planning Policy Framework and policies HER SP1 and HER DM1 of the emerging Local Plan.