

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

**REF NO:** AB/149/17/L

**LOCATION:** 44 Tarrant Street  
Arundel  
BN18 9DN

**PROPOSAL:** Listed building consent for internal alterations & renovations

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | As above. The works have already commenced on site. External works have also been undertaken to the property which do not form part of this proposal. The application is supported by a Structural Survey Report, Description of Works and Heritage Statement. Additional comments have been submitted to support the application since it was initially registered. |
| SITE AREA                  | N/A                                                                                                                                                                                                                                                                                                                                                                  |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                                                                                                                                                                                                                  |
| TREES                      | None of any significance affected by the proposed development.                                                                                                                                                                                                                                                                                                       |
| BOUNDARY TREATMENT         | The property has railings abutting the pavement to the frontage                                                                                                                                                                                                                                                                                                      |
| SITE CHARACTERISTICS       | Mid terrace town house with brickwork elevations.                                                                                                                                                                                                                                                                                                                    |
| CHARACTER OF LOCALITY      | Town centre location on edge of retail/commercial in a mainly residential area.                                                                                                                                                                                                                                                                                      |

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| <b>RELEVANT SITE HISTORY</b> |
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| AB/130/17/L | Application for Listed Building Consent to replace & refurbish bathrooms, repair cellar & move kitchen to lower ground floor, renovate & open all fireplaces, renovate staircase, renovate window mechanisms, strengthen undulating floors & replace existing roof light with timber atrium style window. This application affects the character & appearance of the Arundel Conservation Area. | Withdrawn<br>11-01-18 |
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| <b>REPRESENTATIONS</b> |
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**REPRESENTATIONS RECEIVED:**

Arundel Town Council

No Objection

**COMMENTS ON REPRESENTATIONS RECEIVED:**

None

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| <b>CONSULTATIONS</b> |
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Listed Building Officer

Conservation Officer

Conservation Officer

**CONSULTATION RESPONSES RECEIVED:**

Historic Building Adviser - Objection. There are more unresolved/unexplained elements than those which are considered acceptable.

Level of information and detail submitted is inadequate.

Items recommended for refusal:

- The removal of lower-ground floor surfaces - namely original stone and brick to allow introduction of tanking, dpc and underfloor heating. These elements are considered harmful to the historic asset and are not supported. It is possible that brick floor may be patch repaired, or covered with new flooring to preserve old, subject to detail.
- The introduction of Savolit boarding on wall surfaces. Where lath and reed plaster is failing, these should be patch repaired like-for-like. There may be a case for this where the wall covering has been removed/failed, namely rear elevation at FF and Second Floor.
- The removal of original joinery, notably doors, door liners, skirtings, picture rails, fireplaces. It has not been stated why these should be removed, other than for the installation of Savolit boarding. Such removal would cause harm and increased thickness of wall would not allow originals to be reinstated.
- The installation of downlighters other than to 2nd Floor where dropped ceiling is evident. The introduction of these is disruptive to historic fabric.

Items recommended for approval:

- Removal of floor coverings to expose floorboards. Where boards should be replaced, this should be like-for-like timber, fixed.
- Replacement of failing elements and repaint LGF/Corridor door - Street elevation.
- Use of lime plaster to effect repairs internally.
- The installation of sanitary ware and kitchen fittings:
- New radiators may be fitted in identical locations, using existing pipework
- Removal of paint and repair of stair risers/treads/balusters/handrail

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted.

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| <b>POLICY CONTEXT</b> |
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Designation applicable to site:

Conservation Area  
Grade 2 Listed Building

## DEVELOPMENT PLAN POLICES

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

HER DM1 Listed Buildings  
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. Consultation on these was carried out between February and March 2018.

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. 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.

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 relevant policies in the Arundel Town Neighbourhood Plan that are relevant to 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."

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.

## 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

This application is a re-submission of a previously withdrawn application AB/130/17/L. Following initial registration of the application additional supporting information and justification was requested and some further detail has been submitted for consideration. The historic building adviser's comments relate to this additional and substitute information which includes the e-mail dated 05-03-2018.

Despite the request for fully detailed justification for the works that have been undertaken the following items are still omitted or are unclear :

- Existing floor plan. The submitted plans marked ' Planning & Building Regulations', show some dotted lines which it is presumed are walls which have been removed. For clarity, a set of plans which show the building before any works had been carried out should be submitted.
- Submitted Drawings: Works refer to internal works only, while external works appear to have been carried out. It is noted that some reference to 'relay herringbone paving and timber balustrading' is noted on Dwg 17/164/103. The works exceed this description. Description supplied in 'Description of Works' is incomplete.
- Details relating to the proposed rooflight should be removed from the drawings. The 'Description of Works' states this is part of a possible future LBC.(The agent's e-mail dated 05-03-2018 has removed this detail, but the plans have not been altered)
- No specific Engineers or other details which specifically identify the structural elements which are failing, proposed remedial action and making good. Specifically the external rear wall, which it has been noted presently has been lined with Wood Wool and so no 'existing' works can be assessed. (this has subsequently been addressed in the agent's e-mail dated 05-03-2018 other than in respect of the Lower Ground Floor beam and pantry ceiling/floor joist detail)
- Specific readings or evidence to support tanking to basement which is not normally supported in such situations, due to harm to the historic asset, undue raising of floor levels to accommodate dpm/underfloor heating etc.
- Unclear 'SE Drawing & Report' referred to under 'Kitchen Proposed'
- Replacement of structural elements/repairs to not appear to be supported by a full and thorough structural report. It is noted that two 'Statements of Support have been provided by the Agent.
- 'Bedroom 4' photo shows apparently failing wall plate. This should be replaced to engineers specification, and ceiling/wall made good with traditional lath/plaster.

The Structural Report has been written following the undertaking of much of the works and therefore makes assumptions and is not based on fact or properly evidenced and does not therefore provide sufficient justification for much of the works undertaken. The report from the agent's Conservation Expert

does not explain why most of the walls have been covered by wood wall lining. It makes no comment on the necessity for the extent of its use or why it is essential at this time, when historically the walls have survived without such covering.

In accordance with the comments of the council's historic building adviser the following items cannot be supported since they result in significant harm to the heritage asset :

- The removal of lower-ground floor surfaces - namely original stone and brick to allow introduction of tanking, dpc and underfloor heating. Other less intrusive and harmful alternatives are available. It is possible that the brick floor may be patch repaired, or covered with new flooring to preserve old, subject to detail.
- The introduction of Savolit boarding on wall surfaces. The alternative option where lath and reed plaster is failing would be to patch repair like-for-like. There may be a case for this where the wall covering has been removed/failed, namely rear elevation at FF and Second Floor, but the use throughout virtually the whole interior is not necessary and has not been adequately justified. It would be acceptable that to make good this surface, studwork with hygroscopic (breathable), board could be introduced. This should meet the original ceiling and any joinery replicated to accommodate this new wall section.
- The removal of original joinery, notably doors, door liners, skirtings, picture rails, fireplaces has not been adequately justified or recorded. It has not been stated why these should be removed, other than for the installation of Savolit boarding. Such removal would cause harm, and increased thickness of wall would not allow originals to be reinstated.
- The installation of downlighters other than to the second Floor where dropped ceiling is evident is disruptive to historic fabric.

Much of the proposed works could result in significant harm to the heritage asset and are not fully or satisfactorily justified or specified. The NPPF states 'The Local Authority should take account of: (paragraph 131): the desirability of sustaining and enhancing the significance of all heritage assets (whether designated or not) and putting them to viable uses consistent with their conservation; and (Paragraph 132) When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The application is therefore recommended for refusal for the following reasons.

## RECOMMENDATION

### REFUSE

- 1 The works to the Grade 2 listed building have not been fully or adequately justified in terms of the extent of alterations and their impact on the heritage asset and its significance are damaging to the character, appearance and integrity of the listed building in conflict with the National Planning Policy Framework.