

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/14/15/L**LOCATION:** 37 King Street
Arundel**PROPOSAL:** Application for listed building consent for Internal alterations including relocation of staircase & new partitions, formation of bedroom within existing loft space including construction of rear dormer window & new staircase, construction of single storey rear extension & associated internal alterations (resubmission following AB/97/14/L).**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 150 square metres.
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The building fronts the pavement and road. Close boarded fencing and hedging at approximately 2m in height to the rear.
SITE CHARACTERISTICS	The application site comprises a two storey mid-terrace property with flint elevations and brick window surrounds. The roof is pitched with slate roof tiles. There is a single storey brick built structure projecting from the rear wall of the property with a gable facing end. The building has a strong historic identity that is matched by the uniformity of those it adjoins in the terrace row, particularly to the front.
CHARACTER OF LOCALITY	The area is part of a residential street in central Arundel and comprises mainly of two storey terraced properties which have an historic appearance. The amenity land for the site and other properties in this row is located solely to the rear

RELEVANT SITE HISTORY

AB/97/14/L	Application for Listed Building Consent for Internal alterations including relocation of	Refused
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staircase and new partitions, formation of bedroom within existing loft space including construction of rear dormer window and new staircase, construction of single storey rear extension and associated internal alterations.

06-10-2014

AB/79/75/LB

Application for Listed Building Consent for proposed improvements and modernisation

ApproveConditionally
29-01-1976

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building's Advisor - Objection

This scheme has not positively evolved since the previous submission and continues to represent an unacceptable level of harm. The proposed extension, moving of the staircase and large dormer all remain problematic.

The proposal to replace the first floor window with French doors onto a balcony is not appropriate and only adds further to this harm.

Conservation Area Advisory Committee

No objection

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area Boundary

Listed Building Grade II

Conservation Area

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

National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

ADS

The Arundel Design Statement by Arundel Town Council

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 in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton. There are no specific policies in Arundel Neighbourhood Plan relating to this type of development

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.

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 seeks Listed Building Consent for various internal and external works to a Grade II Listed Building. Planning permission has also been sought for the works under application AB/13/15/HH. The internal works mainly comprise relocating a staircase currently located in the lounge, the creation of new partitions and the creation of a bedroom in the existing loft space. The external works include constructing a rear dormer window and a single storey extension on the rear elevation of the property and a balcony.

The Historic Buildings Advisor has raised an objection to the scheme. The staircase appears to be in its historic location and as such it is considered to maintain the historic plan of the listed building. Previous applications from 1975 and 1977 would seem to confirm this. Historic plans and layouts are important to the special interest of listed buildings and should be preserved in accordance with the PPS5 Practice Guidance from English Heritage. The Historic Building's Advisor also considers that the new roof form and rear elevation seem overly complex in form and design. The proposed dormer window is also excessive in size and should not include a top opening vent. These concerns were expressed in the earlier refused application AB/97/14/L and have not been satisfactorily addressed. Indeed the appearance of the rear elevation has been further detrimentally affected by the addition of French doors and a balcony.

The proposal is therefore considered to not respect the character and integrity of the listed building and so it is recommended that Listed Building Consent be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed relocation of the main staircase would be harmful to the character and integrity of the listed building as it currently helps to maintain its historic floor plan. The rear dormer window, french doors and single storey rear extension are overly complex in their design and the dormer window and balcony are excessive in size which would cause unacceptable harm to the Grade II Listed Building and would therefore conflict with policy HER DM1 from the Publication Version of the Emerging Local Plan and the National Planning Policy Framework.