

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

**REF NO:** AB/150/14/L

**LOCATION:** 12 Tarrant Street  
Arundel

**PROPOSAL:** Application for Listed Building Consent to replace roof - replace rotten timber to gutter and renew using code 5 lead, felt roof breathable membrane and 50mm x 25mm treated timber batten. Fix new natural top graded slates using 38mm copper nails. Ridge tiles to be reused or clay angled tiles to match existing. Insertion of a top hung velux conservation roof window on the South facing slope.

**SITE AND SURROUNDINGS**

|                            |                                                                                                                                                                             |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | As above.                                                                                                                                                                   |
| SITE AREA                  | Approximately 120 square metres.                                                                                                                                            |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                         |
| TREES                      | None of any significance affected by the proposed development.                                                                                                              |
| BOUNDARY TREATMENT         | A public footpath marks the front boundary of the property. Hedging and fencing to the rear.                                                                                |
| SITE CHARACTERISTICS       | A three storey mid-terrace townhouse with brick elevations and ground and first floor bay windows with wooden casements. The roof has a valley pitch with slate roof tiles. |
| CHARACTER OF LOCALITY      | Predominantly residential in character, there are mainly two and three storey terraced properties in the area.                                                              |

**RELEVANT SITE HISTORY**

|              |                                                                                                                                                                           |                                    |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| AB/149/14/HH | Insertion of a top hung velux conservation roof window on the South facing slope. This application affects the Character and Appearance of the Arundel Conservation Area. | ApproveConditionally<br>08-01-2015 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|

**REPRESENTATIONS**

**Representations received:**  
Arundel Town Council  
No objection.

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

Listed Building Officer

Conservation Officer

**Consultations responses received:**

Historic Buildings Advisor

Awaited

Conservation Area Advisory Committee

No objection.

**Comments on Consultation responses:**

Regarding an absence of any comment from the Historic Buildings Advisor, it is considered that this means there is no objection to the scheme.

**POLICY CONTEXT**

Designation applicable to site:

Listed Building Grade II

**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

**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.

### **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**

This application seeks Listed Building Consent to re-roof the property in slate tiles and to insert a top hung rooflight in the south-facing roofslope. The property is Grade II Listed. A planning application is currently being determined for the rooflight under reference AB/149/14/PL.

According to the Design and Access Statement submitted with the application, the current roofing materials are in a state of disrepair and leaking water. The roof will be re-established with like-for-like slate tiles to ensure that the original appearance of the roof is maintained. Due to the height of the building being three storeys and with like-for-like replacement of the slate tiles, it is considered that the proposal will not compromise the character and appearance of the Listed Building. The rooflight in the south-facing valley pitch of the roof is largely hidden from view due to the design of the roofslope and so is considered acceptable.

Regarding an absence of any comment from the Historic Buildings Advisor, it is considered that this means there is no objection to the scheme.

It is therefore considered that Listed Building Consent be approved, subject to the following condition.

**RECOMMENDATION**

**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: Location plan, Block plan, drawing no. 1 (roof elevation), drawing no. 2 (roof structure), Conservation Roof Windows details and associated photographs that were submitted with the application dated 14-11-2014.

Reason: For the avoidance of doubt and in the interests of protecting the character and appearance of the Listed Building in accordance with the National Planning Policy Framework.

- 3 The materials and finishes of the slate roof tiles hereby permitted shall match in colour and texture to those of the existing slate roof tiles.

Reason: In the interests of protecting the character and appearance of the Listed Building in accordance with the National Planning Policy Framework.