

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

REF NO: AB/152/25/L

LOCATION: 17 King Street
Arundel
BN18 9BJ

PROPOSAL: Installation of a new air source heat pump to replace the existing gas fired boiler
(This application may affect the character and appearance of the Arundel Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	Number 17 King Street forms part of a listed building along with numbers 13 - 43 (odd). The terrace is an early C19 building which was reputedly built by French Prisoners during Napoleonic wars. The walls are beach flint with brick dressings (although no. 13 is brick), and no's 13 and 25a are whitewashed. Pitched slate roofs with chimneys and brick modillion cornice. There are timber sliding sash windows to the front elevation along with painted timber front doors for each of the terraced houses. The building derives its significance from its architectural and historical interest.
CHARACTER OF LOCALITY	The Arundel Conservation Area is expansive, encompassing the historic core of the town, Arundel Castle and the Cathedral. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. This conservation area has a very strong historic character, with the numerous listed and locally listed buildings of historic and architectural interest, along with the sympathetic street fittings (streetlights etc.) resulting in a strong aesthetic quality. King Street is a narrow road with predominantly small scale terraced houses which front directly on to the pavement, with a simple and traditional pallet of materials.

RELEVANT SITE HISTORY

AB/151/25/HH	Installation of a new air source heat pump to replace the existing gas fired boiler (This application may affect the character and appearance of the Arundel Conservation Area).
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AB/13/24/HH	To repair 1 No. existing bay window and replace 4 No. existing doors located at the rear of the property. This application may affect the character and appearance of the Arundel Conservation Area.	ApproveConditionally 28-03-24
AB/14/24/L	Listed building consent to repair 1 No. existing bay window and replace 4 No. existing doors located at the rear of the property.	ApproveConditionally 28-03-24

REPRESENTATIONS

Arundel Town Council - No objection.

Arun Conservation Area Advisory Panel - No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The proposal is for the installation of a new air source heat pump (ASHP) to replace the existing gas fired boiler. The ASHP would be free standing and positioned to the rear of the listed building, adjacent to the modern extension. We are informed that all new pipes and cables will be routed within the modern extension, ensuring that no historic fabric is affected. Given its discreet rear location, its association with modern fabric, and the lack of visibility from the public realm, I consider that the ASHP will have a neutral impact on the listed building and on the conservation area.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Grade II Listed Building

Conservation Area

2km Buffer for Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

HERDM1 HER DM1 Listed Buildings
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, The South Inshore & South Offshore Marine Plan 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.

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."

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

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**HERITAGE**

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Paragraph 208 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. Paragraph 212 states that 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 Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

The applicant has provided a Design and Access Statement and a Heritage Statement which contains information in accordance with paragraph 207. The proposal seeks the installation of an air source heat pump to the rear garden of 17 King Street.

The air source heat pump is appropriately designed within the setting of the existing modern extension and lack of visibility from the street scene. The proposal would not, therefore, result in harm to the setting or significance of the listed building and the proposal is in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

SUMMARY

The proposal would not result in harm to the setting of the Listed Building, therefore the proposal would be in accordance with Arun Local Plan policies HER SP1 and HER DM1 and the relevant sections of the NPPF.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Proposed Elevations and Plans
Air Source Heat Pump Plans
Schedule of Materials

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.

- 3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local

Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.