

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/162/14/L**LOCATION:** 23 King Street
Arundel**PROPOSAL:** Application for listed building consent for internal alteration & enhancement/restoration works including 8 No replacement windows, 2 No replacement doors & removal of external plastic foul drainage pipework (resubmission following AB/112/14/L).**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat. Property is located on a slope.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Walling to rear garden. Property is located on frontage.
SITE CHARACTERISTICS	Mid terrace 2 storey property painted and flint rear elevations. Flint front elevation. White painted timber sash windows and frames.
CHARACTER OF LOCALITY	Predominantly residential characterised by historic buildings, mainly 2 storey terraced dwellings with no front gardens.

RELEVANT SITE HISTORY

AB/112/14/L	Application for listed building consent to remodel existing house, including the upgrade of walls with insulated plasterboard, addition of 2 No new doors & 1 No new window on ground floor, removal of external wall render on first floor & change of design of roof over rear utility & WC.	Withdrawn 23-10-2014
AB/117/77/LB	Application Listed Building consent proposed bathroom and dormer conversion	ApproveConditionally 15-03-1978

REPRESENTATIONS

Representations received:

Arundel Town Council

No Objection

15 letters of support - Would have minimal impact on the locality and the property itself. The removal of formica and soft board finishes from 1950s and 1960s was necessary. House needs remodelling and updating. Modifications are modest and will create a useable interior. Loss of fabric is minimal. External character will be restored. An elegant up to date town house would result. New arched openings would echo existing in hall. Will make a worthwhile contribution to the continued maintenance of the town's historic building stock. The proposals respect existing details. The proposals respect existing detailing and update and rectify an existing ad hoc arrangement of older and more recent doorways associated with the dining room and sitting room arrangement.

Comments on Representations received:

Agreed

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

Historic Building Adviser - No Objection. Whilst the scheme has proposed one or two interior alterations, which we previously questioned, these do not represent 'significant harm' and have largely been mitigated by a number of improvements to the fenestration. Other changes have been adhered to, including the simple surface treatment of the elevations. The additions to the rear are also maintained with a small adjustment to the roof. On balance this scheme can now be supported

Conservation Area Advisory Committee - No Objection. Enhances the property

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Conservation Area

Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [AREA2](#)

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

Conservation Areas

HER DM1 Listed Buildings

HER DM3 Conservation Areas

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. No relevant policies contained in Arundel's Neighbourhood Plan.

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

The application is a resubmission of an earlier application for alterations to the dwelling which was withdrawn following an objection from the Historic Building Adviser. The concerns expressed at that time which included overly intrusive opening up of the interior, the loss of a section of wall to provide wardrobes, the shallow pitch raising of the roof at the rear and use of internal insulation and unsympathetic design of the rear window have been largely addressed in this application. The wardrobes have been deleted, the rear roof extension increased in pitch and the window design amended. The proposal also reinstates more appropriate design details to some of the existing window openings which are not in keeping with the age of the building. The application is now supported by the Adviser.

The proposal has no materially adverse impact on the character or integrity of the listed building and is recommended for approval subject to the following conditions.

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.