

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

REF NO: AB/17/14/L

LOCATION: The Poor House
5 Mount Pleasant
Arundel

PROPOSAL: Application for Listed Building Consent for conversion of existing loft space and associated alterations including 2no. conservation rooflights

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to insert 2 conservation style roof lights in the rear roof slope to facilitate conversion of the loft space to an additional bedroom.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Frontage flint walling enclosing parking area. Rear fencing/planting
SITE CHARACTERISTICS	Mid terrace property. Brown plain tile roof and brick elevations.
CHARACTER OF LOCALITY	Predominantly residential characterised by a mix of dwelling type and style, mainly older style

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Arundel Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

Historic Building Adviser - No Objection. Condition rooflight details.

Conservation Area Advisory Committee - No Objection

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](#) Conservation Areas

Publication Version of the
Local Plan - Excluding the
Spatial Portrait, Employment,
Housing Allocations,
Transport, Monitoring and
Implementation sections
(February 2014):

HER SP1 The Historic Environment
HER DM1 Listed Buildings
HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

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 proposed roof lights would measure 0.8m by 0.7m and would be conservation style. They

would be located in the rear roof slope of the extended and later part of the building. 5 roof lights serving 3 other properties have already been installed in other sections of the rear roof slope.

The roof lights would not be readily visible in the street scene and given their design, size and siting would have no adverse visual impact on the appearance of the building or the character of the Conservation Area.

The internal alterations proposed would be in the later extension to the original listed building and would have no adverse impact on the character or integrity of the listed building.

The application 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.

- 2 No development shall take place unless and until precise details of the roof lights have been submitted to and approved by the Local Planning Authority. Once agreed the details shall be implemented in full.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HERSP1, HERDM1 and HERDM3 of the Emerging Arun District Local Plan.