

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/17/15/L**LOCATION:** 61 Maltravers Street
Arundel**PROPOSAL:** Application for Listed Building Consent for internal alterations and new window.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The proposal includes the provision of a new window in the rear elevation to serve the kitchen. The internal alterations comprise provision of internal walls/partitions to generally split up the interior. A half height wall in the basement will be removed to create a boot room and WC. At ground floor the kitchen door will be blocked up and a new opening created. At first floor the the creation of a master suite and second bedroom suite involves new internal partitions. At second floor doors are being blocked up and partition walling provided.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Dwelling is located on road frontage behind black painted railings

SITE CHARACTERISTICS

4 storey terraced property with brick elevations and a slate roof

CHARACTER OF LOCALITY

Town centre location. Predominantly residential where dwelling is located.

RELEVANT SITE HISTORY

AB/68/91/L	Application for Listed Building Consent for reconstruction of garaging with storage over	ApproveConditionally 18-09-1991
AB/76/96/L	Application for Listed Building Consent for erection of double pitched roof over existing flat roof and fitting of doors, for use as a	Refused 13-02-1997

garage (existing)

AB/43/97/L

Application for Listed Building Consent for
reconstruction of garaging with storage over

ApproveConditionally
10-09-1997

REPRESENTATIONS

Representations received:

Arundel Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

Conservation Area Advisory Committee - No Objection. Provide details of joinery.

Conservation Officer - It is considered the proposal will have a neutral impact on the Conservation Area.

Historic Buildings Adviser - No objection

This scheme is generally acceptable and as discussed and agreed on site. An exception, are the built-in cupboards in the proposed 'master suite' which should be retained. These appear to be historic and contribute to the character of the room. The historic doors to be blocked in should also be retained and sealed shut. These could remain visible from the corridor. Please condition.

Elsewhere, the main alterations are the sub-division of rooms to provide en-suites. Whilst this is not ideal, the proposals should at least allow for reversibility and to this end it is important that existing details such as coving and skirting are not harmed by the installation of new stud walls. Please condition sections where new walls could affect plasterwork as well as details of new timberworks - skirting; doors etc.

The partition in the basement was due to be retained as discussed, however its removal is not particularly problematic.

The new window at the rear is acceptable, though as it is part of the historic envelope, it should be of traditional construction to match the historic and single glazed. Please condition.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local](#)

HER DM1 Listed Buildings

Plan (October 2014):

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: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and 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."

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

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 alterations would have a minimal effect on the character and appearance of the listed building. The rationalisation of parts of the floor plan layout would not involve alteration or removal of historic features or significantly alter the historic floor plan. The addition of partitions would be easily reversible in the future and would therefore have no adverse effect on the character or integrity of the building.

The Historic Building Adviser has no objection to the proposal

The alterations would have no adverse impact on the character or appearance of the Conservation Area.

The application is therefore 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 The built in cupboards in the master suite shall be retained and the doors to be blocked up shall be retained and sealed shut in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the features of merit are preserved for the future and to retain the character and appearance of the Listed Building in accordance with the National Planning Policy Framework.

- 3 Before development commences section details of all new partitions, which shall be scribed around the existing architectural features affected, including any ornamental plaster mouldings, ceiling cornices, picture rails and skirtings, shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: To enable the partitions to be removed at a future date without detriment to the special architectural or historic interest of this listed building in accordance with the National Planning Policy Framework.

- 4 Prior to commencement of development details of all new joinery work including new

doors and skirting shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with the National Planning Policy Framework.

- 5 The window hereby permitted shall be single glazed and of traditional construction to match the historic house. Precise details of its profile and dimensions shall be submitted to and approved by the Local Planning Authority prior to commencement of development and the development shall proceed in accordance with the approved details.

Reason:

In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with the National Planning Policy Framework.