

LISTED BUILDING CONSENT REPORT**REF NO:** AB/24/10/L**LOCATION:** Stables/Coach House
Adjacent 4 Park Place
Arundel**PROPOSAL:** Application for Listed Building Consent for alterations to stables/coach house including converting garage into habitable room, internal alterations replacing double timber doors with window and replacing aluminium patio door with painted timber french windows.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 255 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development
BOUNDARY TREATMENT	Front boundary has part wall approximately 1.8m in height then paved area, rear has wall over 4m in height, west side elevation open to neighbouring property No 4 Park Place, east side boundary elevation of brick built electricity station.
SITE CHARACTERISTICS	Grade II Listed. Two storey stable/coach house converted into a dwelling in the mid twentieth century. The building has red brickwork, white window frames with a slate roof. Parking to front of site. Garden area at first floor level accessed from patio doors.
CHARACTER OF LOCALITY	Within the Arundel Conservation Area. Predominantly terraced properties of notable character, many of which are listed.

RELEVANT SITE HISTORY

AB/19/72	Outline - convert stabling and garage into private access	Refused 19-05-1972
AB/57/76/LB	Change of use of existing stabling and studio to individual dwelling unit	Approve Cond 03-11-1976

REPRESENTATIONS**Representations received:**

Arundel Town Council

The Committee objects to this application on the grounds that the conversion of that part of the front elevation which currently comprises the garage door is unsympathetic to and fails to reflect the important appearance, size and style of the other openings and features characteristic of this listed building. The proposal fails to preserve or enhance the the character or appearance of the host dwelling or its conservation area surroundings.

Comments on Representations received:

Noted.

The removal of the garage doors and replacement with window is not considered to be intrusive or would detrimentally harm the character or appearance of the listed building.

CONSULTATIONS

West Sussex - Listed Building
Conservation Officer
Conservation Area Advisory Com

Consultations responses received:

West Sussex - Listed Building
The adaption of this building to residential use has been sensitively designed and keeps the essential components of the historic structure. The replacement of the double doors by a large window is not intrusive. The replacement of the aluminium patio door with painted timber french windows is an improvement.

Conservation Officer
Awaited

Conservation Area Asvisory Committee
Object to loss of original stable doors. Could they be retained perhaps with glass behind them.
Welcome change of aluminium to timber on side elevation.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary
Grade II Listed Building
Within the Arundel Conservation Area
Building of Special Character

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

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, character and appearance of the Conservation Area.

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

History

The two storey building with a double pitched roof is an early nineteenth century stable/coach house which was converted into residential in the 1970's. It has a small garden area at first floor level which is accessed from patio doors on the southern side. The property currently has a kitchen, bathroom and garage at ground floor level with bedroom and living accommodation at first floor level.

Principle

The application seeks to damp proof the building, repair the roof and valley gutters with the removal of the existing partitioning at ground floor level which will provide a bedroom and bathroom with the existing garage being converted into a second bedroom. The existing garage doors are to be removed and replaced with a new window. The existing modern aluminium patio doors at first floor level which provide access to the garden area will be replaced with timber french doors and all other windows will be repaired and redecorated as necessary.

Visual Amenity/Residential Amenity

The replacement of the aluminium doors with timber french doors would be more in keeping with the existing building. The double door opening which is to be replaced with a timber window is of a reasonable size and would not be intrusive or significantly alter the appearance of the building. The property has existing parking provision to the front of the site so the internal and external alterations would not have a significant impact on the residential amenities of the neighbouring property No 4 Park Place.

Summary

It is not considered that the character or appearance of the building would be harmed by the introduction of a window in place of the garage doors and the introduction of timber french doors would be a great improvement on the existing aluminium patio doors. The conversion of the garage space would increase the floor area by approximately 75 square metres and the internal alterations to create this extra floor area are minimal and would not harm the historic interest of the building.

In view of the above it is not considered that the proposal would affect the historic interest of the building, nor would it affect the character or appearance of the Conservation Area and it is therefore recommended that Listed Building Consent be granted, 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 This permission relates to the following approved plans: Location/Block Plan, Floor/Elevations Drg No 10/12/02A dated 18th March 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 All external joinery shall be of painted timber.

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policy GEN7 of the Arun District Local Plan and PPS5 Planning for the Historic Environment.

- 4 No development shall take place unless and until details of the construction/operation mechanism and materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 5 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies GEN7 and PPS5 Planning for the Historic Environment.

- 6 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 policy GEN7 of the Arun District Local Plan and PPS5 Planning for the Historic Environment.

- 7 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

THE SOUTH EAST PLAN: BE6

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.