

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/24/14/L**LOCATION:** 12 High Street
Arundel**PROPOSAL:** Application for Listed Building Consent for the change of use of Flats 1 & 2 from domestic residential (C3 Dwelling House) to commercial use (A1 Shops).**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The proposal relates to internal alterations to convert the open up the existing first and second floors to showroom areas to serve the existing ground floor shop. The ground floor store would be converted to part of the showroom and the building to the rear would become a workshop.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Site frontage is located on back edge of pavement. Fencing on rear side boundary.

SITE CHARACTERISTICS

Mid terrace 3 storey property. White painted elevations. Plain clay tile roof. Currently empty. Ground floor previous use retail. Book shop to south and bank to north.

CHARACTER OF LOCALITY

Town centre location. Retail/commercial uses at ground floor and residential/commercial uses above. Historic core of the town characterised by mainly terraced properties of 3 storey height.

RELEVANT SITE HISTORY

AB/6/97/L

Application for Listed Building Consent for alterations to upgrade store and provision of w.c. within.

ApproveConditionally
05-03-1997

AB/83/03/L	Application for Listed Building Consent for alterations for the change of use from offices to 2 no. S/C flats (1no. 2/3 bed and 1 no 1 bed flat)	ApproveConditionally 29-07-2003
AB/49/08/L	Application for Listed Building Consent to fix new gas meter box to external wall in passageway	ApproveConditionally 30-05-2008
AB/23/14/PL	Change of use of Flats 1 & 2 from domestic residential (C3 Dwelling House) to commercial use (A1 Shops). This application affects the character and appearance of the Arundel Conservation Area.	ApproveConditionally 30-04-2014

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 subject to amendment

This scheme is generally acceptable, though we would recommend that the removal of the wall and the doors on the ground floor retains nibs to show evidence of the partition.

Please condition the following:

? A sample panel of timber cleaning. Reason: to avoid damage of historic timbers.

? Method statement for structural repairs to chimney. Reason: to understand and agree full extent of works.

? Method statement for cleaning of timber floors. Reason: to avoid damage of historic timbers.

? Details of new staircase including floor plan describing new opening. Reason: to confirm design quality and agree loss of floor structure.

Conservation Area Advisory Committee - No Objection

Conservation Officer - The proposal relates to a change of use in a property located in the retail heart of the town. The assumption is that the existing external elevations will not change in any way. Based on the information provided, it is considered that the change will not affect the character or appearance of the Arundel Conservation Area.

Comments on Consultation responses:

Comments noted. The conditions requested by the Historic Building Adviser have been imposed

and the ground floor layout plan has been amended to indicate the retention of a 50mm nib each side of the access as requested by the Historic Building Adviser.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Conservation Area
Listed Building Grade 2
Arundel Shopping Frontage

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN7](#)

The Form of New Development

[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

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 internal alterations proposed mainly comprise the addition of a new staircase and the opening up of the upper floor. Much of the first floor has been subdivided with secondary partitions and late additions, historic detailing has previously been removed. The proposed alterations therefore

have a limited impact on the architectural integrity of the listed building. The ground floor of the premises is empty and the adaptation of the building will secure its continued use and occupancy.

The Historic Building Adviser and Conservation Officer have no objection to the proposal.

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 A sample panel of timber cleaning shall be submitted before cleaning work commences and the works shall proceed in accordance with the details so approved.

Reason: To preserve the appearance and special character of the building for the future in accordance with National Planning Policy Guidance.

- 3 No development shall take place unless and until a Method statement for structural repairs to the chimney has been submitted to and approved by the Local Planning Authority and the repairs shall be undertaken 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 the National Planning Policy Framework.

- 4 No development shall take place unless and until a Method statement for cleaning of timber floors has been submitted to and approved by the Local Planning Authority and the cleaning of the floors shall take place 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 the National Planning Policy Framework

- 5 No development shall take place unless and until details of the new staircase including floor plan describing the new opening have been submitted to and approved by the Local Planning Authority and the new staircases and opening 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 in accordance with the National Planning Policy Framework.