

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: AB/25/26/L

LOCATION: 19A High Street
Arundel
BN18 9AD

PROPOSAL: Listed building consent to repair and strengthen existing roof structure and reinstate tiled roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	The site is a semi-detached building with retail space on the ground floor. The building is identified as dating to the late C17. It has painted brick elevations with a plain stringcourse above the ground floor and a hipped clay tile roof. There are 2 ranges of windows on the north elevation, with double-hung sashes with glazing bars on 1st floor, and plate glass shop windows on the ground floor. The building is located within a prominent location and forms part of a larger group of historic buildings including its immediate neighbour, no. 17. It is considered to derive its significance from its architectural and historical interest.
CHARACTER OF LOCALITY	The site is in Arundel Town Centre and Arundel Conservation Area, which contains a wealth of buildings representing architectural form and style through progressive periods.

REPRESENTATIONS

Arundel Town Council - No response received.

Conservation Area Advisory Panel - No objection.

- The works will have no impact on the character and appearance of the conservation area and will ensure the long term structural integrity of the historic building which is an important visual focal point in the High Street townscape.

No representations were received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:**CONSERVATION OFFICER**

- It is clear that the works are required in order to maintain the roof space.
- These will follow a conservation-led approach, which is positive. This approach prioritises repair over replacement though the use of metal braces or straps which will ensure that the historic fabric is retained. Where the fabric is so deteriorated it is positive to note that any replacement material will match the existing ones in terms of species, dimensions, section, profile and any detailing. This will help to ensure that the significance of the roof space is maintained.
- It is assumed that the existing tiles will be re-used when the works are completed.
- The proposal works are only those that are required to ensure the ongoing maintenance of the building and therefore will have a neutral impact upon the fabric of the building.
- They will not impact upon the conservation area or surrounding buildings.
- The application is considered to not cause harm to the significance of the heritage assets or their setting.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Arundel Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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 72(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

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

This application concerns repairs to the existing roof. The key policies are Arun Local Plan (ALP) policy HER DM1 which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building and its setting, and the heritage policies within the NPPF.

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted heritage information to fulfil this requirement. Paragraph 208 requires the Local Planning Authority to identify the significance of the heritage asset affected by a development. 19A High Street is a grade II listed building which is of architectural and historic interest and forms part of a wider group of historic buildings in this location. A brief summary of its architectural features is set out above.

Paragraph 212 states that when considering the impact of a development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'. The application seeks to repair the roof of the building, and proposes a conservation-led approach which prioritises repair over replacement. The works are necessary to ensure the ongoing maintenance of the building.

The proposals would result in no harm significance of the heritage asset in accordance with ALP policy HER DM1, and the NPPF.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this

report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 development hereby approved shall be carried out in accordance with the following approved plans and documents:

- Location Plan PL100
- Existing and Proposed Site Plans PL101
- Existing and Proposed First Floor Plan PL102
- Roof Plans PL103
- Method Statement
- Schedule of Works

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.

- 3 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 Arun Local Plan policy HER DM1 and the NPPF.

- 4 The reconstruction/making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 5 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 Arun Local Plan policy HER DM1 and the NPPF.