

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

REF NO: AB/2/20/L

LOCATION: The Old Coach House
54A Tarrant Street
Arundel
BN18 9DN

PROPOSAL: Listed building consent for the replacement of existing slate roof & leaded ridges.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is a like for like replacement of the roof slates and leaded ridges of the roof.
SITE AREA	N/a
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Walled courtyard to the front of the property.
SITE CHARACTERISTICS	A former coach house now developed as a single dwellinghouse.
CHARACTER OF LOCALITY	The site is located in a predominantly residential area within the Arundel Conservation Area.
None relevant.	

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council
No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

ADC Conservation Officer - No objection
- the works will not harm the significance of the building or the conservation area
- Sobrano natural slate an acceptable roofing material.

Arun District Conservation Area Advisory Panel - No objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

CLASS C ROAD

LB GRADE II

CONS AREA

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERDM3 HER DM3 Conservation Areas

HERSP1 HER SP1 The Historic Environment

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 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.

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.

The Arundel Neighbourhood Plan (ANP) has been made and there are no relevant policies within it to take into account in the determination of this application.

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 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

Policy HER DM1 sets out criteria which proposals which affect Listed Buildings must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

Policy HER DM3 ensures that development will only preserve or enhance the character of the Conservation Area and not adversely affect its setting.

HERITAGE IMPACT ASSESSMENT

The proposals are designed to enhance the historic character of the property by replacing the roof tiles like for like with natural slate and code 4 lead.

The current roof slates and lead are deteriorating and are in need of replacement

A Heritage Statement has been submitted as part of this application and is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. The proposal therefore accords with paragraph 189 of the NPPF since it describes the significance of any heritage assets affected. Paragraph 190 requires the Local Planning Authority to consider the significance of any heritage asset that may be affected by the proposals taking into account the comments of the Conservation officer.

The works are assessed as preserving the significance of the listed building because a like for like replacement of the roof slate tiles and roof lead would clearly have no adverse effect on heritage significance and would not result in harm to the heritage asset.

Sample of the Sobrano roof slate have been submitted and are considered acceptable by the Historic Buildings Officer.

SUMMARY

The proposed development complies with relevant Development Plan Policy and the National Planning Policy Framework and as such is recommended for approval subject to the following conditions.

The proposed works are not considered to result in any historic loss of the historic fabric of the building. The Conservation officer has confirmed that the works and materials are acceptable.

It is recommended that listed building consent be granted, subject to the conditions below.

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

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 materials and finishes of the roof of the building hereby permitted shall match in colour and texture those of the existing building in accordance with the sample of Sobrano natural slate submitted.

Reason: In the interests of amenity in accordance with policies HER DM1 and HER DM3 of the Arun Local Plan.