

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition****REF NO:** AB/32/14/L**LOCATION:** 39 High Street  
Arundel**PROPOSAL:** Application for Listed Building Consent for internal alterations to change use of first and second floors from residential (Class C3) to Retail (Class A1).**SITE AND SURROUNDINGS**

|                                 |                                                                                                                                                                                                                             |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION      | The proposal involves removal of sanitary ware from the second floor bathroom and first floor WC and the provision of a new partition containing 2 doorways at ground floor to create a corridor.                           |
| SITE AREA                       | N/A                                                                                                                                                                                                                         |
| RESIDENTIAL DEVELOPMENT DENSITY | N/A                                                                                                                                                                                                                         |
| TOPOGRAPHY                      | Predominantly flat.                                                                                                                                                                                                         |
| TREES                           | None of any significance affected by the proposed development.                                                                                                                                                              |
| BOUNDARY TREATMENT              | N/A                                                                                                                                                                                                                         |
| SITE CHARACTERISTICS            | Mid terrace 3 storey dwelling. C15 or C16. White painted elevations Bay windows at ground and first floor front elevations. Doorway with gabled hood over. Currently shop at ground floor, Residential use on upper floors. |
| CHARACTER OF LOCALITY           | Town Centre location. Predominantly retail at ground floor. Mixed uses above on upper floors.                                                                                                                               |

**RELEVANT SITE HISTORY**

|            |                                                                                                                                                                             |                                    |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| AB/1/91    | Two storey extension to existing residential property to form ancillary residential accommodation at first floor and retail shop for the sale of jewellery on ground floor. | Refused<br>15-07-1991              |
| AB/67/97/L | Application for Listed Building Consent to convert outbuilding and porch to habitable accommodation. Re-habilitate existing balcony & canopy.                               | ApproveConditionally<br>17-07-1997 |

AB/93/98/

Change of use of first & second floors from  
residential to antique showroom.

ApproveConditionally  
08-10-1998

## **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

Conservation Officer - The proposal is considered to have a neutral impact on the Arundel Conservation Area.

Historic Building Adviser - No Objection. On the basis that there is no material harm to the listed building and that the alterations are limited and reversible.

### **Comments on Consultation responses:**

Comments noted.

## **POLICY CONTEXT**

Designation applicable to site:

Class C road

Conservation Area

Grade2 Listed Building

## **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 DM1 Listed Buildings  
HER DM3 Conservation Areas  
HER SP1 The Historic Environment

## **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.

The proposal would accord with the objectives of the Arundel Neighbourhood Plan in that it would maintain and enhance a nationally and locally important heritage asset and the special character of the town and its setting.

#### **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 removal of bathroom fittings would be acceptable and would not involve alteration or removal of historic features. The addition of a partition at ground floor would be easily reversible in the future and would therefore have no adverse effect on the character or integrity of the building or historic floor plans.

The alterations are internal and 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 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 the National Planning Policy Framework.