

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

REF NO: AB/32/19/L

LOCATION: 13 Mount Pleasant
Arundel
BN18 9BD

PROPOSAL: Listed building consent for the replacement of 2 No. windows on second floor, 1 No. door on ground floor side elevation & flat roof covering to rear single storey extension, replace 1 No. window with folding doors on ground floor rear elevation, 1 No. window with french door on ground floor side elevation & installation of 4 No. low level lights to rear & side elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for the installation of replacement windows, doors and flat roof covering to rear single storey extension including new eaves profile and the installation of discreet low level lighting to provide safe access to rear garden. No changes to the internal layout or extensions are included in the proposal. The proposals comprise: - New dormer windows designed to better replicate the original style by replacing the existing crittal windows with traditional flush timber casement windows. - The back door is a like-for-like replacement. - The existing modern casement windows in the rear ground floor bedroom have a high level fanlight in the central pane. The enlargement of the openings and new french doors will improve the link into the garden and enhance the external appearance. A similar proposal was approved in 1987 (AB/87/12/L) although not implemented. - The felt waterproofing layer of the flat roof is to be replaced with a grey single ply material.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Red brick garden wall in front of dwelling.
SITE CHARACTERISTICS	Early C19. Terraced cottage. Flint with red brick dressings. Brick chimney. Pitched slate roofs. 2 storeys. 1 window range each. All windows double-hung sash with glazing bars with 1st floor casement. Gabled hoods to front door, supported on wooden consoles. Brick modillion eaves cornice.

CHARACTER OF LOCALITY

Residential, mix of traditional and modern terraces.

RELEVANT SITE HISTORY

AB/87/12/L	Application for Listed Building Consent to remove ground floor walls to install a shower room & install new french door to the rear elevation	ApproveConditionally 10-09-12
AB/113/04/L	Application for Listed Building Consent for single storey rear infill extension & internal alterations to provide new bathroom and kitchen/breakfast area	ApproveConditionally 06-08-04
AB/111/04/	Single storey rear infill extension & internal alterations	ApproveConditionally 10-08-04

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Committee
No objection

Conservation Officer - No Objection. The application is considered to not cause harm to the significance of the heritage asset.

The proposals are designed to enhance the historic character of the property by replacing some of the more modern detailing with traditional design features, in-keeping with the original. The concept of replacing the crittall windows with replacement windows of a more traditional appearance is considered to be acceptable; it will reflect the character of the property and the terrace.

However, it is not clear how the proposed glazing bars will appear? Will they be integral to the frame or

merely placed on the glazing? Further, I note that the proposal is to use double glazed units. Whilst there might be justification for doing this as the loss of the crill windows is an improvement, it is not clear if the units will be of a standard design or the heritage equivalent. By this I mean the slimmer units. Further, no details are provided regarding the glazing bars for the windows; they should be integral to the frames and not merely added as though an afterthought. These details can be provided for by way of condition if minded to approve the application. The colour of the joinery should also match the existing.

As the back door is a like-for-like replacement, it will not harm the character of the Listed Building.

The ground floor bedroom extension is a modern addition, with a flat roof. The concept of replacing the existing windows with timber folding doors will not harm the listed building.

The use of a grey single ply material as a replacement for the felt will appear similar to lead in colour. As a consequence, it is considered to be acceptable in this instance.

I note that two options have been provided for the low level lighting - please can it be confirmed which is proposed to be used?

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Grade II Listed

Arundel Conservation Area

DEVELOPMENT PLAN POLICIES

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

HERDM3 HER DM3 Conservation Areas

HERSP1 HER SP1 The Historic Environment

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 and Made Neighbourhood Development Plans.

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(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

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 some of the more modern detailing with traditional design features, in-keeping with the original.

The casement windows in the rear ground floor bedroom are typically modern in style with a high level fanlight in the central pane. The enlargement of the openings and new french doors will improve the link into the garden and enhance the external appearance. A similar proposal was approved in 1987 (application ref: AB/87/12/L) although not implemented.

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 subject to acceptable agreement of window and door details the proposal would have adverse effect on heritage significance and would not result in harm to the heritage asset.

The alterations to the windows would improve the appearance of the building by replacing crittal windows which detract from the building and replacing them with timber glazed units which would be more in

keeping with the character of the building. These openings are readily visible from the public realm and would positively impact on the appearance of the Conservation Area.. The back door is a like-for-like replacement and also does not change the character. The ground floor bedroom extension is a modern addition and therefore enlarging the window openings to create french doors will not result in the loss of any historic fabric.

The felt waterproofing layer of the flat roof is in need of replacement. The use of a grey single ply material is deemed appropriate as it will appear similar to lead in colour. Replacement will ensure the maintenance and retention of the building in the long term. The Building Regulation for renovation of a thermal element, stipulates that an upgrade in the thermal performance of the roof must be included. Normally this would be done with 120mm PIR insulation laid over the deck. However since this might have an adverse effect on the appearance by bulking up the height of the eaves this has been mitigated by installing 50mm PIR insulation over the deck and fully packing the void between the joists in mineral wool. The eaves detail (which is currently a simple fascia board affixed directly to the wall) will be extended with cornice eaves detailing.

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 are acceptable, subject to details of the windows and folding doors, which will be subject to a conditions.

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

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 proposed replacement doors and windows shall not be installed until precise details of their design, profiles, materials and colour of paintwork have been submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with the details so approved.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 3 **INFORMATIVE:** In the interests of clarity the proposed alternative projecting light fitting has been omitted from the application in favour of the original flush brick design in accordance with the agent's e-mail dated 04-06-2019.