AB/35/07/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Application for Listed Building Consent for works to enable a change of use from office to single residential unit (internal alterations only) The Piano Store, 2 Sparks Yard, 18A Tarrant Street, Arundel

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a single three-bedroom residential unit located to the rear of Sparks Yard. A garden area would be retained to side and rear. Access is via steps from Tarrant Street. Internal parking is to be kept to a minimum.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected
BOUNDARY TREATMENT	Fence across part of front elevation of building
SITE CHARACTERISTICS	Building is detached and located to rear of existing retail unit at Sparks Yard.
CHARACTER OF LOCALITY	Mix of residential/retail/commercial farm centre.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/32/00	Change of use from commercial to residential	Approved Conditionally 4/4/00
AB/34/00/L	Application for Listed Building Consent for conversion of building from commercial to residential (internal alterations only)	Approved Conditionally 4/4/00

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	No comment.
County Design Officer	Re-ordering of interior for house would be acceptable. It is not

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	excessive.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C Road Permitted Development Restriction Conservation Area Listed Building

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1, CH5
Arun District Local Plan : GEN7, DEV10, DEV13

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to outline the relevant development control criteria against which the application will be assessed particularly with regard to the impact on the character and integrity of the Listed Building.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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 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

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

of preserving or enhancing the character or appearance of that area."

The proposal is considered to comply with these criteria in that there would be no materially adverse effect on the character and appearance of the Conservation Area or the character and integrity of the Listed Building.

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

No external changes are proposed to the existing building so the impact on the character and appearance of the Conservation Area is very limited. The internal changes are not significant and do not adversely affect the character of the building. No original features of architectural merit would be adversely altered or removed.

The application is therefore recommended for approval subject to the conditions set out overleaf.

ARUN DISTRICT COUNCIL:AB/35/07/L 04/04/2007

RECOMMENDATION AB/35/07/L

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

RECOMMENDATION

Application Ref: AB/35/07/L

1 **To Addressee**

2 **Site Address**
The Piano Store
2 Sparks Yard
18A Tarrant Street
Arundel

3 **Description of Development**
Application for Listed Building Consent for works to enable a change of use from office to single residential unit (internal alterations only)

4 In pursuance of their powers under this Act and the Regulations the Council GRANT Listed Building Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one month's notice of their intention to carry out the work to English Heritage, Brooklands, 24 Brooklands Avenue, Cambridge. CB2 2BU.

RECOMMENDATION

CONDITION 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.

CONDITION 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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on the character or integrity of the listed building or the character of the surrounding area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH1,CH5

LOCAL PLAN: GEN7,DEV10,DEV13

NATIONAL POLICIES: PPS1,PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs A Gardner