

LISTED BUILDING CONSENT REPORT**REF NO:** AB/41/10/L**LOCATION:** The Paradines
8 Maltravers Street
Arundel**PROPOSAL:** Application for listed building consent for replacement of black painted hardboard in lightwell to basement with a single window & security iron bars**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is to provide a single window and security iron bars in an existing lightwood serving the basement. The window would replace black painted hardboard.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat. Land slopes east to west.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Semi-detached 2 storey dwelling. Plain clay tile roof. Brick elevations. White painted small panel timber windows.
CHARACTER OF LOCALITY	Town centre location. Mainly residential in this section. Characterised by historic properties of varying size and design.

RELEVANT SITE HISTORY

AB/39/06/L	Application for Listed Building Consent for removal of rear roof window & rear external steps. New rear dormer, two conservation roof windows, rear retaining wall, rear external steps & extension to rear paving (Resubmission following AB/149/05/L)	Approve Cond 10-05-2006
AB/33/10/L	Application for listed building consent for replacement of black painted hardboard in lightwell to basement with windows to match existing windows on front elevation	Refused 11-06-2010

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building

Conservation Area Advisory Com

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Class C Road

Designated Conservation Area

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
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Arun District Local Plan:	AREA2	Conservation Areas
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PLANNING POLICY GUIDANCE

PPS5

Planning for the Historic Environment

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.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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 conflict with these criteria in that it is considered to materially affect the character or the setting of the Grade II Listed Building and the appearance 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

The application property is Grade II Listed and in a Conservation Area. The proposal does not contain sufficient information to demonstrate that the new windows and bars would not adversely affect the character and integrity of the property or the appearance of the Conservation Area. No details of the profile of the windows is included within the application and there are no plans showing how the windows would appear in relation to the rest of the front elevation.

The application is therefore recommended for refusal for the following reason.

RECOMMENDATION

REFUSE

- 1 Based on the limited information available the Local Planning Authority is not satisfied that the proposed window and bars could be installed in the front elevation of the property without adversely affecting the character and integrity of the Listed Building and the character and appearance of the Conservation Area. The proposal therefore conflicts with policy AREA2 of Arun District Local Plan and PPS5 .