

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

REF NO: AB/41/22/L

LOCATION: Coachmans Cottage
Kings Arms Hill
Arundel
BN18 9BT

PROPOSAL: Listed building consent for a two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to provide a two-storey extension measuring approx. 4.6m wide by 3.05m in deep. It will extend from the western elevation and have a dual pitched roof.
BOUNDARY TREATMENT	Brick walls. The wall to the north of the site (shared with No.51 Maltravers Street) is Listed.
SITE CHARACTERISTICS	Residential. Grade II Listed Building.
CHARACTER OF LOCALITY	Residential/urban.

RELEVANT SITE HISTORY

AB/40/22/HH Two storey rear extension. This application affects the setting of listed buildings, affects the character & appearance of the Arundel Conservation Area.

Noted.

REPRESENTATIONS

Town Council - No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
 Grade II Listed Building.
 Conservation Area.
 2km buffer zone SSSI.

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings
 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, The South Inshore & South Offshore Marine Plan 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.

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."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**PRINCIPLE**

Policies HER SP1 and HER DM1 of the Arun Local Plan are of relevance to this application along with Chapter 16 of the NPPF.

Policy HER DM1 relates to Listed Buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. They should not be detrimental to the historic integrity of the building's exterior or interior and where possible enhance the setting of the building.

EFFECT ON THE HERITAGE ASSET

Chapter 16 of the NPPF paragraphs 194 and 195 requires the Applicant and LPA to provide an assessment of the significance the proposal will have on the heritage asset. A Heritage Statement has been submitted stating that works are not to the historic fabric of the building but are an addition to a previously extended part of the building. The building is of historic and architectural interest and is Grade II listed and is located fronting directly onto Bakers Arms Hill and has a prominent position within the street scene.

Paras. 197 and 199 relates to identification and assessment of the significance of the heritage asset and the weight given to the conservation of the asset. The asset is Listed due to its significance to No. 51 Maltravers Street as a former stable block, the Listing mentions the wall (shared with No. 51 Maltravers Street) and the features to the front of the building itself. This historic part of the building still features its 2x coach door openings, slate roof, semi-circular loft doors (now windows) and brick detailing.

This application proposes works to the rear of the property only and includes an extension to a previously extended section of the building. As the architectural features at the front of the building will not be disturbed and no disturbance to the historical fabric of the building will occur, no harm to the significance of the building is foreseen.

It is noted that a modern pallet of materials is proposed including timber cladding and aluminium window frames. The cladding will retain a bucolic feel as it will be left to weather naturally and the aluminium windows will be disguised with a timber trim to match the cladding. Furthermore, the elevation which is being obscured by the proposed works is of modern construction and includes double glazed timber doors/windows, as such the use of modern materials in this instance will cause no harm to the building and accords with policy.

SUMMARY

The proposal is compliant with Development Plan policies HER DM1 & HER SP1 of the Arun Local Plan and relevant Paragraphs 194 & 195 of the National Planning Policy Framework and is therefore recommended for approval subject to the following conditions and informatives.

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 development hereby approved shall be carried out in accordance with the following approved plans;

- Proposed Ground Floor Plan KA 5
- Location Plan
- Proposed Elevations KA 4
- Proposed First Floor Plan KA 6

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 of the Arun Local Plan.