Recommendation Report for Listed Building Consent for Alterations, Extension or Demolitior

REF NO: **AB/44/16/L**

LOCATION: Flat 2
Tower House
London Road Arundel

PROPOSAL: Application for Listed Building Consent to remove 2 No. small internal stud work partition walls to provide 1 No. new Gothic archway & to add a Gothic header above existing doorway, install new bathroom in existing bedroom & relocation of existing flue.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Three storey Grade II Listed Building constructed from yellow stone with stone quoin elevations and a car park to the rear.
CHARACTER OF LOCALITY	The site is located within a residential area. Located within a Conservation Area on a Class C Road. Mix of different types and styles of properties within close proximity.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Arundel Town Council

ATC have no objection.

Conservation Area Advisory Committee:
No Objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

Conservation Officer:
The application reflects the information contained in a preliminary application. The application appears to be acceptable for a conservation perspective, and does not affect the historic character/appearance of the property.

Details of skirting etc. should match the existing, historic designs.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
LB Grade II
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

Publication Version of the Local Plan (October 2014):

HER DM1 Listed Buildings
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Yapton.

The Arundel Neighbourhood Plan has been made but there are considered to be no relevant policies to 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

The proposed internal alterations to this Grade II Listed Building have been considered by the Council's Principle Conservation Officer who has raised no objection in relation to the proposed works.

It has been identified that the proposed alterations will not adversely impact upon the historic character of the Grade II Listed Building with a condition having been included to ensure that the skirting matches the existing etc.

Therefore, it is recommended that Listed Building Consent is granted for the proposed works subject to the below 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 The development hereby approved shall be carried out in accordance with the following approved plans: Proposed Floor Plan (submitted 13.04.16); Proposed Elevation of Gothic Archway (submitted 13.04.2016); and Floor Plan with Proposed New Boiler Position (submitted 13.04.2016).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The new joinery work shall match exactly the materials, dimensions finish and profiles on the existing gothic archway.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with the National Planning Policy Framework.