

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

REF NO: AB/49/19/L

LOCATION: Sparks Yard
18 Tarrant Street
Arundel
BN18 9DJ

PROPOSAL: Listed building consent for internal and external alterations to facilitate the change of use of upper floors to a single, four bedroomed residential unit and ground floor to a commercial unit (use classes A1,A2 & B1a).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The works proposed are extensive and include the following: · Change of use of two floors · Various internal alterations · Retail/office uses on the ground floor · Blocking up of openings for three windows and a door · Insertion of two rooflights · Creation of a new opening to access the lift motor room · Works to the curtilage wall
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	Property is located on the road frontage
SITE CHARACTERISTICS	The property is three storeys with a 2 storey lean-to section at east end. It is constructed of red brick with contrasting yellow/red brick decorative courses and segmental arches and surrounds to windows. There is a brick modillion eaves cornice. The ground floor has arcaded front with five archways, the central one being taller with a keystone to its arch. At the west end a larger arch with stone keystone has a double wooden garage door. The lean-to section at the east end has been altered to an arched entrance to match that at the west end, leading to a flight of brick steps. It has a double gabled slate roof. The windows are sliding sash with glazing bars.
CHARACTER OF LOCALITY	Edge of town centre location. Tarrant Street contains a mixture of retail and residential uses. All of the properties front directly onto the pavement/road, and are faced with a mixture of render, brick and flint.

RELEVANT SITE HISTORY

AB/146/03/L

Application for Listed Building Consent for internal alteration for the installation of an access lift for the

ApproveConditionally
06-10-03

REPORT_804(ODB)

disabled serving all three floors

AB/141/03/L	Application for Listed Building Consent for erection of 1 no. fabric advertisement banner affixed to east elevation of shop	Approve 29-09-03
AB/11/03/L	Application for Listed Building Consent for minor internal alterations associated with change of use of part of lower ground floor to an extension of existing architectural office.	Approve 20-03-03
AB/12/03/L	Application for Listed Building Consent for minor internal alterations associated with a change of use of the lower ground floor to 1 number retail unit (use class A1).	ApproveConditionally 21-03-03

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Objection

There would be significant alterations to a historic building.

The continual erosion of retail uses would undermine the vitality and viability of the Arundel's shopping experience and, thus, unless there was robust financial evidence that the use of the premises were no longer viable for a commercial use, and that the property has been on the commercial market to let/sell for a period of time without success.

COMMENTS ON REPRESENTATIONS RECEIVED:

The works to the Listed Building are significant, but are not considered to result in harm to the character of the building.

Vitality and viability issues are not relevant to determination of this application for listed building consent.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The change of use will not harm the property, it will ensure that it remains well maintained and in continued use. The property has already been altered internally in order to create the current logia/lobby and staircase arrangement, and some minor internal new walls. The proposed plans involve alterations to these modern interventions, along with the provision of a number of new internal walls to provide for

the bedrooms etc. The proposed layout allows for the top floor to remain open plan, and similar to the existing layout and former warehouse character and maintains the existing roof void.

The alterations to the middle floor allow for modern day living, whilst creating a spacious layout. The plans indicate that glass balustrading is proposed. Details should be provided to ensure that it reflects the character of the building.

The only concern relates to the proposal to cover internal brick walling with plasterboard. Reference is made to the fact that the brick walling will be left exposed if possible. However, covering up a significant amount of the brick work will negatively affect the character of the building. Such an issue should be reconsidered.

Retail/office uses on the ground floor

The proposed works to the ground floor are acceptable. Details of the proposed entrance screen which is to be glazed with a small sectioned steel frame section screen will need to be provided for by way of condition. The blocking up of openings for three windows and a door is unfortunate, but the justification is acknowledged to ensure that a suitable use will be achieved for the property. It is suggested the proposed brickwork which would be used to infill the windows/door should be slightly recessed so that the former openings can be read and understood as a development of the building. All brickwork and mortar should match the existing in terms of appearance and bond.

It is suggested that the bricks removed in order to create a new opening for the lift motor room could potentially be used for this purpose, if considered to be suitable/match those used in the elevation.

Insertion of two rooflights

The rooflights will not be visible from the street-scene, and are of a conservation standard. The number will not result in the loss of any significant amount of historic fabric.

Creation of a new opening to access the lift motor room. The amount of historic fabric to be removed as a result of this element of the proposal is minimal and will not affect the significance of the building. It is suggested that these bricks are retained and reused.

The design of the door will need to be approved by the LPA.

More information should be submitted relating to the works to the curtilage wall.

The removal of all extraneous drainage pipework from the western elevation will have a positive impact upon the appearance of the building.

Any changes to the colour of doors and windows will require Listed Building Consent.

The application is considered to not cause harm to the significance of the heritage assets or the setting of the neighbouring assets. Account should be taken of the contents of section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Section 66 refers to consideration of applications for planning permission. Compliance with Section 16 is considered below and the proposal is compliant with section 72 since it preserves the appearance of the Conservation Area.

Works to the curtilage wall have subsequently been clarified.

The plasterboard faced, insulated internal wall linings to the upper two floors of the building have been removed from the application.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

Conservation Area

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 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.

There are no specific policies in Arundel Neighbourhood Plan.

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

Since the application was originally received revised plans have been submitted which show further information/clarification regarding the proposed revisions to the existing boundary wall between the application site and the adjacent 18A Tarrant Street and the previously proposed plasterboard faced, insulated internal wall linings to the upper two floors of the building have been removed from the application.

The proposals seek to retain as much of the character and detail of the listed building as possible both for the lifetime of the uses proposed and other possible uses in the future. During all of its changes of use, largely as a result of the high flexibility of the building's 'open floor' warehouse format, very little variation to the building's structure and fabric have been required. It has retained the original utilitarian

character both externally and internally. The proposals within this application adopt a similar approach.

The design aim has retained many of the existing valuable elements of the building and characteristic open feel of the building, especially in the third level, where currently all roof trusses are exposed.

The proposals would contribute to continued use of the premises. The alterations would respect the character, appearance, design and historic fabric of the building in accordance with paragraph 190 of the NPPF. Alterations have been justified and it is acknowledge that a suitable use will be achieved for the property. As such the impact on the heritage asset would be neutral and without harm.

The application includes a Heritage Statement which ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 and the improvements proposed would seek to ensure the preservation and enhancement of listed building in accordance with Para 193 which requires great weight to be given to the asset's conservation.

The proposal has no adverse impact on the character or appearance of the Conservation Area and therefore accords with Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990. The application building is the largest most prominent building within the Tarrant Street Streetscape. None of the elements of the building visible from either Tarrant Street or any other part of the town, from which, the building is significantly visually exposed are being altered. The building's overall form is not changed. The only change to the south elevation is the reopening of the two side-hung timber service doors in its western part. These doors were sealed in c.1994 and are now proposed as opened up, to provide an access lobby to the reconfigured ground floor commercial unit. The east elevation remains the same except for the addition of a personnel access door to the existing lift motor room. The North elevation remains as existing, whilst some works are proposed to the west elevation. This elevation, forming the boundary with 18a/18b Tarrant Street requires some modification in order to accommodate works required to those now amalgamated buildings, in order to create a revised main access canopied stairway. The application proposes 3 existing windows and 1 external personnel are closed and infilled with brickwork to match that surrounding the existing openings. It is also proposed to remove all extraneous drainage pipework from this elevation and to add 2no conservation roof lights in the central 'roof valley' of the building. These south wing roof lights are visually concealed from all surrounding parts of the town. The existing Kitchen extract flue at the western end of this valley will be removed.

The application is therefore recommended for approval subject to the following 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 originally submitted plans except for those drawings which have been substituted with the following plans;

Site Plan 03A

Proposed Ground Floor Plan 05A

Existing and Proposed First Floor Plan 06A

Existing and Proposed Cross Sections 08A

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.

- 3 Prior to infilling of openings precise details of the new brick work and mortar for blocking up of the windows which shall match exactly the materials, bond and mortar mix of the existing brick work and be slightly recessed shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 Prior to its installation precise details of the proposed entrance screen which is to be glazed with a small sectioned steel frame section screen shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: To enable the partitions to be removed at a future date without detriment to the special architectural or historic interest of this listed building in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 5 Prior to its installation of the glass balustrading precise details shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: To enable the partitions to be removed at a future date without detriment to the special architectural or historic interest of this listed building in accordance with HER DM1 of the Arun Local Plan and the NPPF

- 6 Prior to installation of the door to the motor room precise details shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 7 INFORMATIVE: Any changes to the colour of doors and windows etc. will require Listed Building Consent.