

LISTED BUILDING CONSENT REPORT**REF NO:** AB/58/10/L**LOCATION:** 33 Tarrant Street
Arundel**PROPOSAL:** Application for Listed Building Consent for replacement of cast iron half-round guttering with cast iron style plastic guttering, black colour.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 92 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site on hillside, rear of the site slopes away steeply from highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwelling fronts highway.
SITE CHARACTERISTICS	Grade II Listed Building. End of terraced 3 storey dwelling. Red brick to principal elevation, knapped flint to side elevation, red brick quoins. Hipped red tiled roof. Single storey addition to rear with hipped slate roof. Existing cast iron down pipes and guttering to dwelling.
CHARACTER OF LOCALITY	Sited within the Arundel Conservation Area, residential and retail uses within close proximity. Church to north of site. Mix of types and styles of buildings in close proximity.

RELEVANT SITE HISTORY

AB/10/92/L	Application for Listed Building Consent for alteration of existing bathroom at ground floor level to form conservatory with glazed link to new conservatory. Installation of W.C. facilities at basement level and formation of bathrooms at first and second floor levels.	Approve Cond 03-09-1992
AB/10/98/L	Application for Listed Building Consent for formation of two new internal doorways, blocking up of one internal doorway and formation of new cupboard	Approve Cond 10-03-1998
AB/130/01/L	Application for Listed Building Consent for replacement of defective cast iron guttering and down pipes with PVCu	Refused 12-11-2001

AB/139/01/L	Application for Listed Building Consent for replacement of slate roof covering to existing extension with plain clay tiles to match main roof	Approve Cond 13-12-2001
AB/175/83/L	Change of use of rooms from existing private domestic to kitchen for outside catering business	Approve Cond 04-01-1984
AB/61/86/L	Application for Listed bld Con -sent demolition of outbuild- ings (wc & woodshed)	Approve Cond 18-08-1986

REPRESENTATIONS**Representations received:**

Arundel Town Council

Objection: It is in a Conservation Area and should be maintained with traditional materials.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

County Design:

The cast iron guttering did not appear to require replacing. It should not be replaced with plastic guttering. The existing guttering is an integral part of the historic fabric of the building.

Conservation Area Advisory Committee:

Objection; PVCU guttering is inappropriate on a Listed Building. Not considered that it would weather in the same way as cast iron.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary

Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7 DEV19 AREA2	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings Conservation Areas
---------------------------	--	---

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

LISTED

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 and 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 the introduction of UPVC guttering would materially affect the historic character of the Grade II 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

The proposal seeks Listed Building Consent for the replacement of the existing cast iron guttering with plastic guttering in "cast iron style", in a colour to match the existing.

The existing cast iron guttering appears to be in an adequate condition and significantly contributes to the historic fabric of the Grade II Listed Building. The property is prominent within the Conservation Area and is an integral part of the historic character of the area. The proposed plastic guttering is inappropriate for a Listed Building and although the manufacturing company state that it gives the affect of a cast iron appearance, it is still plastic and the mock guttering would detract from the historic fabric of the Listed Building.

It is therefore recommended that Listed Building Consent be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The use of PVCU guttering on the Grade II Listed Building would be inappropriate and damaging to the historic fabric and setting of the building detracting from its visual quality and historic character. The proposal is thereby in conflict with policy GEN7 of the Arun District Local Plan, and advice contained within Planning Policy Statement 5 'Planning for the Historic Environment'.