

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

REF NO: AB/61/18/L

LOCATION: Crown Yard, Crown House
River Road
Arundel
BN18 9JW

PROPOSAL: Listed building consent for the replacement of 3 No. ground floor windows (resubmission following AB/147/17/L).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to replace three double-glazed ground floor windows (2 no. top hung black aluminium casements with adhesive lead comes; 1 no. black timber vertical sliding sash) on the south elevation with three single-glazed timber windows (2 no. black fixed casements; 1 no. vertical sliding sash).
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None
SITE CHARACTERISTICS	Cream painted elevations with black aluminium top hung casement windows adjacent to public footpath.
CHARACTER OF LOCALITY	Town centre location. Mix of retail/commercial and residential uses

RELEVANT SITE HISTORY

AB/147/17/L	Listed Building Consent for replacement of 3No. ground floor windows.	Refused 12-03-18
AB/52/15/L	Application for listed building consent for the erection of a new fence alongside the existing parking space.	ApproveConditionally 30-06-15
AB/6/92/L	Renewal of unimplemented Listed Building Consent AB/114/86/L for conversion into accommodation unit with shop and one self-contained shop unit.	ApproveConditionally 25-03-92

AB/147/17/PL - This application was retrospective and related to the provision of 2 no aluminium top hung casements double glazed and one timber vertical sliding sash double glazed which have been installed in the side ground floor elevation of the property. It was refused for the following reason: 'The use of double glazing and aluminium windows adversely affects the character and appearance of the Listed Building and the character and appearance of the Conservation Area in conflict with the National Planning Policy Framework, policy 1 of the Arundel Neighbourhood Plan and policies HER SP1 and HER DM1 of the emerging Local Plan and GEN7 and AREA2 of Arun District Local Plan.'

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council

No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

Within Designated Conservation Area

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

HERDM3 HER DM3 Conservation Areas

HERSP1 HER SP1 The Historic Environment

[Arundel Neighbourhood Plan 2014 POLICY1:](#)

The Presumption in Favour of Sustainable Development

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, form part of the statutory local development plan for the relevant designated neighbourhood area.

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

The relevant policy in the Arundel Neighbourhood Plan has been taken into account in the consideration 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

Following discussion with the Conservation Officer the application has been amended since originally submitted to refer to 3 windows with the same appearance incorporating smaller panes. This window pattern reflects that of the windows historically.

The windows proposed are now single glazed and not double glazed as was the case in the previously refused application. They are also black timber and not aluminium. They are therefore now considered to be sympathetic to the character and appearance of the Listed Building and whilst they are readily visible in the Conservation Area they are now considered to enhance the appearance of the building and the Conservation Area generally in compliance with policy HER DM1 of Arun Local Plan which requires preservation or enhancement of historic character.

The proposal enhances local distinctiveness, and enhances the appearance of the street scene and the wider Conservation Area.

Arun Policy HERDM3 Conservation Areas states alterations to existing buildings should be sensitively designed, constructed of appropriate materials and sympathetic in detail. The window style and materials proposed meet these criteria. The development preserves or enhances the character or appearance of the Conservation Area.

Paragraph 192 of the NPPF states that a new development relating to a heritage asset should make a positive contribution to local character and distinctiveness. It is considered that the proposal adequately meets this requirement.

As the proposal complies with the above policies and guidance it complies with Arundel Neighbourhood Plan (ANP) policy 1 where bullet point 1 states that development will not be approved where other relevant policies in the Development Plans indicate otherwise.

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.