

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

REF NO: AB/62/12/L

LOCATION: 3 Mount Pleasant
Arundel
West Sussex

PROPOSAL: Application for Listed Building Consent for demolition of existing single storey kitchen extension & replacement with single storey extension to provide kitchen, utility room & shower room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 55 square metres.
TOPOGRAPHY	The site itself is predominantly flat but is set on a raised grass bank approximately 2 metres above the height of the passing road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Boundaries to the rear of the site are marked, in the most place, by the elevation walls of the existing extension with a section of 2 metre high flint wall along the northern boundary. This wall benefits from Listed status by virtue of it being attached to the main Grade II Listed building.
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed two-storey terraced dwelling which has nodular flint elevation walls, with red brick window dressings and dentil course and a gable ended roof. An L-shaped single-storey extension with a mono-pitched roof has been added to the rear. This extension was added prior to the listing of the building which was made in 1974.
CHARACTER OF LOCALITY	The site is located within Arundel Conservation Area on a residential road which traverses a fairly steep slope and is bordered by terraces of residential dwellings of a mixture of designs and ages, a number of which are Listed. Buildings on the eastern side of the road are generally set back from it on raised banks. The terraced nature of the dwellings combined with modestly sized plots result in a high density of buildings which is a recurring characteristic within the Conservation Area.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

report

Representations received:

Arundel Town Council

No objection as long as a condition is imposed requiring the materials in the extension to match those of the host dwelling.

Comments on Representations received:

Noted.

CONSULTATIONS

The Ancient Monuments Society

Council for British Archeology

The Georgian Group

Soc. Protect. Ancient Buldgs

The Victorian Society

English Heritage

The Arundel Society

Conservation Area Advisory Com

Listed Building Officer

Consultations responses received:

HISTORIC BUILDINGS ADVISOR:

The removal of the external wall is extremely problematic, not least because it involves an excessive loss of historic fabric from the main body of the listed building. This contravenes para. 179 of English Heritage guidance for PPS5 (still valid under the NPPF), which stipulates that:

'The fabric will always be an important part of the assets significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion.'

Related to this is the partial loss of the plan which is eroded by the loss of the wall and the total opening up of the internal space. Whilst this is not a complex floor plan, its scale and modesty reflects the character of the building and the nature of its function as a small dwelling. The scope of the breach ignores this as well as results in the loss of original openings. Given the small scale of the building, this harm is considered significant and should be resisted. Para 182 of the same guidance clarifies that:

'The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases and other features are likely to form part of its significance. Proposals to remove or modify internal arrangements, including the insertion of new openings or extension underground, will be subject to the same considerations of impact on significance as for externally visible alterations.'

With respect to the extension itself, the addition here is not considered overly detrimental in principle. The addition already takes up most of the courtyard and the space left is very small. The roof profile seems to be an improvement on the existing mono-pitch roof. A drop in the roof level here would be considered positive.

One concern with the addition would be the detail and construction of the new wall in relation to the existing historic garden wall. We would want details of the new structure and a methodology of how this would be implemented without harming the historic fabric. This would of course be subject to the rear wall of the cottage being retained.

CONSERVATION AREA ADVISORY COMMITTEE:

No objection.

ENGLISH HERITAGE:

Notification not necessary.

Comments on Consultation responses:

Noted. It is agreed that the proposal would have a substantial, and harmful, impact upon the nature and layout of the building.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

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.

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."

The proposal is considered to conflict with these criteria in that it would have an adverse effect upon the 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

It is considered that the proposed extension would be an acceptable feature which, owing to its simple, uncluttered design and its low profile, would not adversely impact upon the setting of the Grade II Listed Building or increase its bulk or mass to the extent that it would alter its historic character and appearance. This is on the understanding that the extension is finished in materials that complement the existing building and that the Council can be satisfied that the works can be performed without damage to the adjacent flint boundary wall which enjoys the same Grade II Listed status as the main dwelling and is a valuable historic feature within the context of the site and the terrace of Listed Buildings that it forms part of.

However, it is considered that the internal alterations proposed are not acceptable. The main point of concern is the removal of a wide expanse of the original fabric of the building on the eastern elevation, in order to create an opening into the kitchen extension. This will not only result in the loss of historic material but will also create an open plan appearance to the interior which would not relate to the original appearance of the building which comprises of modestly sized rooms, as would be traditional for small terraced properties of this age.

It is therefore recommended that the application for Listed Building Consent is refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The removal of a substantial section of the eastern elevation wall to form an opening into the proposed extension would significantly alter the traditional layout of the Grade II Listed Building and would also result in the loss of an unacceptable amount of the original fabric of the building. This would be to the detriment of the character of the Grade II Listed Building, in conflict with the National Planning Policy Framework (NPPF).