

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

REF NO: AB/65/14/L

LOCATION: Troy House East
83 Tarrant Street
Arundel

PROPOSAL: Application for Listed Building Consent to repaint the rear elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal relates to the painting of the rear elevation of the property. The building is currently cream in colour.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick walling to rear to 1m height. To east side 3m high wall.
SITE CHARACTERISTICS	3 storey semi-detached dwelling with cream painted rendered and brickwork elevations. Tiled roof.
CHARACTER OF LOCALITY	Predominantly residential characterised by older style properties of varying design.

RELEVANT SITE HISTORY

AB/10/02/L	Application for Listed Building Consent to replace one upvc double glazed sliding sash window in 1st floor bathroom by timber double glazed sliding sash window of similar dimensions	ApproveConditionally 05-03-2002
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REPRESENTATIONS

Representations received:

Arundel Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

Historic Building Adviser - No Objection. Broken or off white would be more suitable and sympathetic than brilliant white.

Conservation Officer - The application is to paint the rear elevation of the property. It should be noted that it is preferable to use an 'off white' colour in the historic environment, as opposed to a stark white. However, in this circumstance, it is considered that the proposal will not harm the character or appearance of the conservation area.

Conservation Area Advisory Committee
No objection.

Comments on Consultation responses:

Comments noted. In order to achieve an acceptable appearance for the paint colour to be used, it is recommended that a condition be imposed requiring details and samples to be submitted to and approved by the Local Planning Authority.

POLICY CONTEXT

Designation applicable to site:
Class C road
Grade 2 Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: GEN7	The Form of New Development
Publication Version of the Local Plan - Excluding the Spatial Portrait, Employment, Housing Allocations, Transport, Monitoring and Implementation sections (February 2014):	HER DM1 Listed Buildings HER DM3 Conservation Areas HER SP1 The Historic Environment

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."
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

It is proposed to paint the south rear elevation (facing the rear garden and parking area) with dulux white painted elevations. The elevations are already painted and the proposed colour would not significantly alter the appearance of the building and would not be detrimental to the character of the locality or the visual appearance of the listed building. The Council's Historic Building Adviser raises no objection and it is therefore recommended that consent be granted.

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 No development shall be carried out unless and until details and samples for the paint to be used on the south rear elevation of the property have been submitted to and approved by the Local Planning Authority and the details so approved shall be used in association with this consent.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the Listed Building in accordance with the National Planning Policy Framework.

- 3 **INFORMATIVE:** The applicant is advised of the Historic Building Advisor's comments that broken or off white would be more suitable and sympathetic than brilliant white. This should be noted in relation to details submitted in relation to Condition 2.