

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

REF NO: AB/69/20/L

LOCATION: Arundel Town Hall
Maltravers Street
Arundel
BN18 9AP

PROPOSAL: Listed building consent for the renewal of existing rolled lead roof to main building
& insertion of ceiling access hatches to the Atherley Chamber.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to renew the roof of the building to address a persistent water leak coming from the main roof which is a flat (6 degree) milled lead roof with wood cored rolls discharging into box gutters and hoppers and to form small inspection hatches to the ceiling below in discrete locations.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Property is located on back edge of footpath.
SITE CHARACTERISTICS	1830's Town Hall building in a Romanesque style which is defined by its stone triple arched loggia to the north elevation (facing Maltravers Street) and semi-circular windows throughout. The end bays of the north elevation break forward and are continued upwards as towers with a balcony in between at first floor level. The loggia and windows to the front are all in Pulborough stone and include roll mouldings and cushion capitals. External walls are built of knapped flint with galletting with the polite side being dressed with Pulborough stone changing to yellow brick dressings at side and rear elevations.
CHARACTER OF LOCALITY	The building is sited within the town centre and within Arundel Conservation Area, with a number of other listed buildings in the immediate area. Buildings front directly on to the pavement and form a cohesive, attractive group. Further, this part of the conservation area is characterised by historic shop frontages' residential dwellings and other commercial uses. As such there are many signs existing within the street scene of varying designs and scale

RELEVANT SITE HISTORY

REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No objection.

A comprehensive heritage statement has been provided which clearly identifies the significance of the building. The proposed works relate to the repair of the roof in order to ensure that it remains watertight. Works to the roof were previously undertaken in the 1990's, and it is this fabric which is predominantly affected by the proposals.

There is potential for a small amount of fabric to be lost through the creation of two internal hatches and two openings in the parapet; one on the western elevation and one on the eastern elevation. However, the scale is such that it is not harmful to the significance of the building. It is suggested that any salvageable bricks removed from the parapet should be saved for re-use on site.

It is considered that the proposal will not harm the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) should be considered.

Conservation Area Advisory Committee - No Objection

The proposed works are principally ones of essential repair and in terms of the effect on the character or appearance of the conservation area there will be no harm.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Within Arundel Conservation Area

Listed Building

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

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 policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

There are no relevant policies in Arundel Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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 72(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/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**BACKGROUND**

Photographs of the existing roof have been submitted within the heritage statement which detail the findings of a survey (2019) which identified multiple splits, cracks and movement creases across the roof. Rain leaked and dripped through the ceiling below. Temporary repairs have been carried out to the lead using non-traditional materials for the short term protection of the building whilst the re-roofing is organised. Investigation concluded that the splits and discolouration in the lead is due to underside lead corrosion. This was caused by interstitial condensation forming to the underside of the lead due to a lack of ventilation. This causes carbonation (layers of white powder) to build up, thinning the lead by chemical attack to the point it pulls itself apart.

The use of a woven geotextile membrane below the lead over the plywood substrate combined with

incorrect fixing of the lead has brought forward the damage. The poor fixing stops the natural thermal movement of the lead causing the tears, ridges and creases seen.

The existing codes 5 & 6 lead are not heavy enough for the exposed location and there are a number of locations where the drips and laps are below minimum. Due to the fundamental design flaws and extent of the damage isolated repairs would be ineffective and replacement with new heavier code 8 lead and increased ventilation detailing is required. The opportunity is also being taken to incorporate ventilation and inspection chambers within the roof so that ongoing maintenance can be more easily monitored and assessed.

The key policies are deemed to be HER DM1 and HER SP1 of the Arun Local Plan and the National Planning Policy Framework. Policy HER DM1 sets out criteria which proposals which affect Listed Buildings must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest.

HERITAGE CONSIDERATIONS

Paragraph 189 of the National Planning Policy Framework (NPPF) requires information to be provided in order to assess the impact of the proposal upon the assets affected. The submission of a Heritage Statement ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 which seeks to ensure the preservation and enhancement of listed buildings and their settings. In this instance, it is considered that the proposed development does not cause harm to the conservation area in which it is sited, or neighbouring listed buildings. This is due to the design and materials of the replacement roof and insertion of relatively small inspection chambers which are also suitable within the wider appearance of the area generally. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

The proposed repairs would enhance the integrity of the building and ensure its survival in the long term. The proposal would largely impact temporary solutions and the removal of historic fabric would be limited. The appearance of the building would be largely unaltered. There is no conflict between the heritage asset's conservation and any aspect of the proposal and the Conservation Officer has raised no objection. The proposal therefore accords with para 190 of the NPPF.

Paragraphs 193 - 196 of the NPPF require optimum use for public benefits. It is considered that there is public benefit accruing from the alterations which would assist in the long term retention and use of the building by the public. With regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses, the proposal does not harm the appearance of the Listed Building and the proposal is therefore considered to comply with policy HER DM1 of Arun Local Plan .

Overall the proposals would prevent further damage to the listed building and an improvement in the current external and internal finishes. The proposed works would respect the character, appearance and historic fabric of the building. The proposals would remove the harm that has been caused in the past whilst altering the appearance of the building in an acceptable way and preventing further damage. The works would not be harmful to the significance of the building. As such the impact on the heritage asset would be neutral and without harm. The replacement roofing is sensitively designed and uses appropriate materials which are detailed on the submitted plans.

SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in accordance with the relevant policies in the Development Plan, and therefore it is recommended that Consent is 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 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.