

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

REF NO: AB/71/19/L

LOCATION: 52 Tarrant Street
Arundel
BN18 9DN

PROPOSAL: Rearrangement of 2nd floor bedrooms and provision of additional bathroom.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks listed building consent for the rearrangement of 2nd floor bedrooms and provision of additional bathroom.
SITE AREA	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site abuts the street to its front elevation.
SITE CHARACTERISTICS	Number 52 Tarrant Street is a Grade II mid-19th Century Listed terraced town house. The house is on 3 storeys with a semi-basement, and there are double hung sash windows and a panelled door with moulding and semi-circular fanlight over. Five ashlar steps rise to the front door with iron railings which have spear finials. It is of red brick with grey headers in two recessed panels. There is a pitched slate roof and red brick chimneys present.
CHARACTER OF LOCALITY	Tarrant Street is a fairly narrow road with a number of small shops and houses. There is a formal building line which is evident in the majority of the conservation area. The surrounding listed, and Locally Listed Buildings all front on to the street and are a mixture of two and three stories high. These properties are either rendered or constructed from brick and are all in good condition. There is a strong sense of group value derived from so many properties of similar character being present in the local area.

RELEVANT SITE HISTORY

AB/91/11/L	Application for Listed Building Consent for relocation of kitchen & formation of new utility room and addition of satellite dish attached to chimney on rear elevation.	ApproveConditionally 09-01-12
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Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

Directorate of Airspace Policy

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.

AB/71/19/L

Number 52 Tarrant Street is a Grade II mid-19th Century Listed terraced town house. The house is on 3 storeys with a semi-basement, and there are double hung sash windows and a panelled door with moulding and semi-circular fanlight over. Five ashlar steps rise to the front door with iron railings which have spear finials. It is of red brick with grey headers in two recessed panels. There is a pitched slate roof and red brick chimneys present.

The building is also located within the Arundel Conservation Area, with a significant number of Listed and locally Listed buildings present in the local area.

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Whilst the property is of architectural and historic significance, the conservation area is of both historical and aesthetic (fortuitous) significance.

The works are only internal in nature, relating to the second floor of the building. A site visit has identified that the second floor has already been altered to some extent, with little or no historic architectural features (mouldings etc.) being present.

I note that the works to the existing shower room involve the removal of modern studwork and closing a modern door opening. Such works will not harm the listed building.

The insertion of modern studwork to create an additional bedroom and bathroom/dressing area will alter

the floor plan. It is noted that the justification is to utilise what is considered to be 'wasted' space. On balance, it is considered that these alterations would allow the floor plan to be more efficiently used and can easily be removed at some point in the future.

It is not clear if the existing bedroom door is to be re-used as part of the proposal. Please can this be confirmed?

The works will involve additional connections to the existing drainage and soil/vent pipes to the rear of the building. Such works seem to be minimal, subject to ensuring that limited existing historic fabric will be removed/affected.

Any new electrical/heating work should utilise existing pipe runs or be installed in such a way as to minimise the amount of historic fabric affected.

If minded to approve the application, details of the new internal doors/joinery and skirting boards etc. should be provided by way of condition.

On balance, it is considered that the application is considered to not cause harm to 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

You will also need to take into account the contents of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

C.A.A.C - No objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. It has been confirmed that the existing bedroom door will be re-used

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building
Within Built up area boundary
Within conservation area

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings
HERDM3 HER DM3 Conservation Areas

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.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

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

PRINCIPLE

The key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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 should be approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms

of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

 - Location & Block Plans - Planning - 11391/03 - Sept 11
 - Second Floor Plans - Existing & Proposed - 191629/01 - June 19 - Rev. A
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the architraves, skirtings and joinery of the works hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy HER DM1 of the Arun Local Plan.