

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

REF NO: AB/72/18/L

LOCATION: 45 Maltravers Street
Arundel
BN18 9BU

PROPOSAL: Listed building consent for the renewal of the roof covering.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal relates to new roof covering comprising slates with half round ridges and hips to match existing over a breathable membrane with new lead valleys, parapet gutters and flashings
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Georgian end of terrace town house which abuts another terrace to the East. It is built of masonry and has a shallow double pitched roof which is concealed behind a substantial parapet. The roof is covered in interlocking concrete tiles. The whole building and its neighbours, are finished in a sand/cement render, with scribed render bands at Ground Floor level. The building is on 4 floors. The basement is self contained and accessed by a separate stair with ornate railings.
CHARACTER OF LOCALITY	Predominantly residential characterised by older style terraced dwellings of generally 3 storey height.

RELEVANT SITE HISTORY

AB/35/13/L	Application for Listed Building Consent for the rearrangement of ground floor flat to make self contained studio flat	ApproveConditionally 13-05-13
AB/74/10/L	Application for listed building consent for rearrangement of ground floor to create self contained apartment.	ApproveConditionally 31-08-10

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

Conservation Area

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

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 2011-31, 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, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a

material consideration the closer it is towards it being made. 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).

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

The proposal involves removal of the existing roofing material which comprises interlocking concrete tiles which are at the end of their useful life and replacement with slates. The condition of the covering is poor and this is an opportunity to replace the covering with slates, matching the adjoining building, over a new membrane, battens and carry out repairs and replacements to all flashings, valley and parapet gutters.

The proposed roof finish is an improvement to the existing and would be suitable for a building of this age. The proposed alteration to this Grade II Listed Building is considered to be of a positive nature and would enhance the appearance of the dwelling and would have no adverse impact on the character or integrity of the Listed Building. It would not inappropriately harm the historic fabric.

The proposal has been considered by the Council's Conservation Officer who has identified that the alterations would not harm the character and integrity of the listed building.

The alterations are not considered to have a detrimental effect on the heritage asset and immediate environment.

Therefore, it is recommended that listed building consent is granted 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.

- 2 No tiles shall be installed unless and until precise details of the slates to be used for the roof of the building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the roof covering.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HERDM1 of the Arun Local Plan.