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

REF NO: **AB/74/17/L**

LOCATION: 19 Bond Street
Arundel

PROPOSAL: Listed building consent for installation of 1 No. Conservation rooflight to outbuilding

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITIY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Detached single storey pitched roof building with plain tile roof and brick elevations.
CHARACTER OF LOCALITY	Predominantly residential characterised by terraced dwellings of similar age and design . The out building is one of a row of structures of similar age and design. There are roof lights of similar size and design installed close to the application site.

RELEVANT SITE HISTORY

AB/141/16/L	Application for Listed Building Consent for installation of one velux conservation roof light to victorian outbuilding	Inc Docs Ret'nd 23-12-2016

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser - No Objection

Conservation officer:-

The cottage is part of a row of early 19th century, Grade II listed buildings fronting the southern side of Bond Street, in the Arundel conservation area.

Installation of a conservation rooflight to the southern roofslope of the outbuilding to the rear of the listed terrace causes no harm to the significance of the adjacent listed buildings, and no harm to the significance of the conservation area.

The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation. The proposal causes no harm to the significance of any designated heritage assets and there is no objection in terms of Local Plan 2003 Policy Area 2 and Local Plan 2014 Policies HER DM1 & 3.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:Within Built Up Area Boundary
Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

Publication Version of the Local Plan (October 2014):

HER DM1 Listed Buildings
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-

2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

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

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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 written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

There are no specific relevant policies relating to this type of application in Arundel Neighbourhood Plan.

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 mid terraced property which is a listed building is sited within the Arundel Conservation Area. The out house is not readily visible in the street scene.
The single storey out house is located to the rear of the property and is part of a row of Victorian out houses of almost identical design. Some have roof lights in the roof area. The roof light would be similar to these and has limited proportions. The design being 'Conservation' style would be in keeping with the historic setting of the building and the roof light would be installed on the south elevation, the rear roof slope and would not therefore be easily seen from the rear elevation of the other cottages on the south side of Bond Street.
Given its design, position and limited proportions the roof light would have no materially adverse impact on the character or integrity of the listed building.
The application is therefore recommended for approval subject to the conditions set out overleaf.

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.