

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

REF NO: AB/74/21/L

LOCATION: 11 Bond Street
Arundel
BN18 9BL

PROPOSAL: Listed building consent for the installation of conservation velux rooflight to rear outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Insertion of conservation rooflight to southern elevation of detached outbuilding.
TOPOGRAPHY	Predominantly flat.
SITE CHARACTERISTICS	Number 11 Bond Street is a Grade II Listed Building it is listed along with the remainder of the terrace in which it is built. Nos 5 to 23 (odd) form an early C19. terrace of cottages. The walling consists of beach flint and red brick dressings (although No 5 is whitewashed) with brick modillion eaves cornice. 1 window range and 1 door per cottage. Number 11 has a casement window on the 1st floor and a double-hung sash window with glazing bars on the ground floor. The outbuilding is of brick construction with a clay tiled roof.
CHARACTER OF LOCALITY	Nos 1 to 23 (odd) and Nos 2 to 24 (even) form a group with Nos 24 to 30 (even) King Street. It is of architectural and historical significance. The building is located within the Arundel Conservation Area. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. There are a number of listed buildings in the local area, which contribute towards, and inform the character of the local area.

No relevant planning history.

REPRESENTATIONS

Conservation Officer- The application is considered to not cause harm to the significance of the heritage assets or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Parish Council - No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Conservation Area

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.

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."

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

Policy HER DM1 relates to listed buildings and states that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the

historic integrity of the buildings exterior or interior and where possible enhance the setting of the building.

Chapter 16 of the NPPF paragraphs 194, 195, 197, 199 and 196 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The asset is of architectural and historic significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The development has limited impact upon the significance of the asset and does not cause harm. This is due to the nature of the works which are sympathetic to the property and involve a new conservation rooflight to a detached outbuilding only.

It has been confirmed by the conservation officer that the insertion of a single rooflight to the southern (rear elevation) of the outbuilding will not cause harm to the significance of the heritage asset and as a result is in accordance with HER DM1 and advice in NPPF in that it is considered to protect and enhance the special historic and architectural character of the building.

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

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 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 The making good of the building and its roof to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.