

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

REF NO: AB/76/20/L

LOCATION: 55-57 High Street
Arundel
BN18 9AJ

PROPOSAL: Listed building consent for the conversion of existing mixed use space to 1 No one bedroom flat.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is partly retrospective and relates to conversion of a detached single storey building to a one bedroom flat.
	The alterations include the installation of doubles doors, a door/window in place of an existing window, a glazed covered way and a replacement spiral staircase.
BOUNDARY TREATMENT	New fencing is proposed to enclose the unit. The unit currently has no boundary screening. It is integrated within the development of the former bank premises.
SITE CHARACTERISTICS	The site is part of a former Nat West bank which has been converted to residential uses to the rear at ground floor whilst retaining a business space to the site frontage. The building has a flat roof and brick elevations, some of which are painted.
CHARACTER OF LOCALITY	Town centre location. Predominantly retail and commercial uses at ground floor with residential/commercial uses above.

REPRESENTATIONS

Arundel Town Council Objection

- This is a retrospective application.
- In the past conversion was approved as an annexe only with the use as a separate dwelling prevented by condition.

3 Objections

- Application is retrospective.
- The proposal must be considered to be overdevelopment if it is not an annexe. There has been no change in policy since previous refusal
- Concern regarding the restricted current and future access to fire escape route which is and will be the entrance to the said proposed dwelling. Currently this has been blocked.

COMMENTS ON REPRESENTATIONS RECEIVED:

None of the matters raised relate specifically to the considerations in respect of this Listed Building Consent. The comments are addressed in the planning application report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Panel - No Objection

The application site lies well behind the principal retail frontage of High Street, its conversion to residential use will have no adverse impact on the character or appearance of the conservation area. An element of residential use in the principal commercial area of the town can aid vitality, viability and surveillance.

The proposal is considered to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection and enhancement of conservation areas.

Conservation Officer - No Objection

A heritage statement has been provided which provides some basic information about the property, but it does not fully assess the significance of the building in accordance with the requirements of the NPPF.

The internal works will only affect modern fabric and spaces and will not cause harm.

The use of timber windows/doors is supported as this material is appropriate for building and local area. However, I am unable to see any drawings of these new doors/windows. As a consequence, details of the windows/doors should be submitted to the LPA by way of condition.

Of concern is the introduction of fencing which will provide some form of private amenity space to the new accommodation. This is in close proximity to another part of the building which will influence how part of the rear elevation of the townhouse is viewed. Further details of fencing will be required.

Regarding the new opening in hall evidence to support that this was existing should have been supplied as part of the application. This opening relates to an attractive space behind which should not be harmed as part of the proposals.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Conditions requested by the Conservation Officer have been imposed.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Grade 2 Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings
HERDM3 HER DM3 Conservation Areas
HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

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 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/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

POLICY BACKGROUND

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 and its setting. Policy HER DM3 seeks to ensure that development will only preserve or enhance the character of the Conservation Area or its setting. Policy HER SP1 states that planning permission will be granted for development that conserves or enhances the historic environment.

IMPACT ON HERITAGE ASSET

The external changes included within this application relate to the installation of french doors to the bedroom together with the infilling of one bedroom window. One of the windows to the study will be replaced with a door/window under the same opening. The existing vertical means of escape ladder will

be replaced with a spiral staircase adjacent to the bedroom. New fencing will be installed to separate the dwelling from the other ground floor flat. The new doors and door/window will be in timber and all the existing Crittall windows will be retained. Precise details of the materials to be used for the conversion will be controlled by condition.

The application includes a heritage statement in accordance with Paragraph 189 of the NPPF which requires applicants to describe the significance of any heritage assets affected. The level of detail should be proportionate to the asset's importance. Paragraph 190 states that Local Planning Authorities are required to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account any necessary expertise. The comments of the Conservation officer have been sought. There is no conflict between the heritage asset's conservation and any aspect of the proposal as set out below. The proposal would largely impact secondary internal partitioning 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. 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. 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 host Listed Building and the proposal is therefore considered to comply with policy HER DM1 of Arun Local Plan.

The building is not readily visible within the conservation area and has little impact on the character or appearance of the area. There is therefore less than substantial harm to the heritage asset and the proposal ensures its conservation and accords with para 193 of the NPPF which states that great weight should be given to the heritage asset's conservation.

The building the subject of this application is located within the grounds of the Listed property and the building which is proposed to be altered is of little architectural merit. Given that the external changes to the building are the same style as existing fenestration details they would result in less than substantial harm to the adjacent Listed Building and its setting and the boundary treatment addition is minimal and non-permanent. This harm when weighed against public benefits is acceptable. The proposal to create an independent unit of accommodation secures its optimum viable use in accordance with para 196 of the NPPF.

There is no interdependence between the outbuilding and the host property. The proposal will sustain and enhance the heritage asset and put it to a viable use consistent with its conservation and maintenance in the long term. It does preserve important elements of the building such as Crittall windows which is supported.

The proposal does not therefore adversely impact on the conservation of the heritage asset or its setting or result in harm and therefore accords with policies HER DM1, HER DM3 and HER SP1 of Arun Local Plan and the NPPF.

SUMMARY

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 Prior to installation of any of the following items precise details of the materials and design shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved: timber french doors to the bedroom hall; infilling of bedroom window; replacement timber door/window in study within existing opening; replacement spiral staircase, fencing .

Reason:

In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 2 The materials and finishes of the infill walling indicated on the submitted floor plan drawing 20/1413/02 shall match the adjoining walling in all respects.

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