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

REF NO: **AB/78/17/L**

LOCATION: 55-57 High Street
Arundel

PROPOSAL: Application for Listed Building Consent for commercial signage & partial window replacements & retrospective permission for internal adaptations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The commercial signage is to be displayed above the entrance door to the shop front. The signage will be made from stainless steel, with a titanium gold polished finish, to match the tones of the existing brickwork. A wooden projection sign, painted in Dulux colour 'Shadow Chic' with gold vinyl writing, is proposed to be fixed to an existing bracket adjacent to the entrance.

The existing entrance door to the property has been painted with the Farrow and Ball colour 'Hague Blue'. Retrospective consent is sought to change the colour of the door, which was previously a stained wood colour. The applicant was advised on the appropriate colour by historic building consultant Dr Wightman

As part of the buildings previous use as a bank, one of the windows facing on to the High Street had been adapted to be used as a cash machine. This application seeks permission to reinstate the lower section of this window, to match the rest of the sash windows. All timber transom and mullion section sizes will match with the existing, and traditional single glazed float glazing will be used to match the existing windows.

Another sign of the buildings previous use as a bank, some of the sash windows facing on to the street have been covered with a frosted privacy glass. This application seeks to replace these glass panes with clear float glass, as would have been originally installed.

The main commercial space was previously divided by timber studwork partitions. These partitions, which were not original to the building, have been removed to open up the

	commercial space. The previous carpet tile and laminate flooring was also replaced with an engineered wooden flooring. . An additional timber stud wall has been constucted in the rear hallway and all skirtings to the new walls match with the original skirting boards.In the commercial properties previous use, an existing structural column was hidden behind a timber stud wall. The applicant has exposed the existing columns to make a feature of this existing historic building element.An unused former lift shaft space in the property has been redesigned as a wc for the commercial space.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITIY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Premises front onto back edge of pavement
SITE CHARACTERISTICS	Yellow brick elevations to 3 storey terraced town house. Arched windows at ground floor. Former bank premises
CHARACTER OF LOCALITY	Town centre location. Predominantly retail and commercial uses at ground floor. Residential/commercial uses above

RELEVANT SITE HISTORY

AB/29/06/L	Application for Listed Building Consent for partial demolition of a single storey building and garden wall, works to facilitate construction of a new house in the garden	ApproveConditionally 18-05-2006
AB/94/08/L	Application for Listed Building Consent for the removal of existing AC condenser and installation of 2no new condensers, floor standing.	ApproveConditionally 27-08-2008
AB/28/09/L	Application for listed building consent for partial demolition of a single storey building and garden wall, works to facilitate construction of a new house in the garden (Resubmission of planning approval permit	ApproveConditionally 22-05-2009

	ref: AB/29/06/L)	
AB/144/12/L	Application for listed building consent for an Internal amendment to previous approved listed building consent, AB/24/05/L, plus additional roof lights and lantern to roof and guarding.	ApproveConditionally 01-03-2013
AB/49/17/L	Application for listed building consent for conversion of a mixed use space into a new ground floor one bedroom apartment with guest annex including demolition of fire escape corridor walls & regularisation for consent for new stud work for partition wall.	ApproveConditionally 15-06-2017

REPRESENTATIONS

Representations received:

Arundel Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

Historic Building Adviser - Verbal advise - No Objection

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	AREA2	Conservation Areas
Publication Version of the Local Plan (October 2014):		HER DM1 Listed Buildings HER DM3 Conservation Areas 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 niot considered to be any relevant policies 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 proposal does not result in removal of any important historic fabric and the additional non permanent partitioning will be of modern timber studwork that is easily removable in the future. The ground floor layout has been previously altered and there are no historic features which would be removed as a result of the proposal. The rear section of the premises has been extended relatively recently and is of little architectural merit.
The proposed alterations would have no materially adverse impact on the character or integrity of the listed building historic floor plans.

The application is recommended for approval 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 The materials of the partial window replacement hereby approved shall match the rest of the retained sash windows in all respects including materials, transom and mullion section sizes and profiles.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with the National Planning Policy Framework.