

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AB/81/17/L**LOCATION:** 59 Maltravers Street
Arundel**PROPOSAL:** Application for listed building consent for minor alterations to internal partition walling positions on first & second floors and re-instatement of rear window at second floor. This application affects the character & appearance of the Arundel Conservation Area.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	2 metre flint and lime walls rising to 4.5 metres adjacent to the dwellinghouse on the eastern boundary
SITE CHARACTERISTICS	A large listed 3 storey Georgian mid terraced town house in Arundel Conservation Area with a long rear garden sloping down to the rear providing an aspect over the town below from the dwelling. The property is constructed of a grey slate roof, traditional bricks and predominantly wooden sash windows. The property has 2 modern additional extensions at the rear. The property has two neighbouring terraced properties of similar proportion and similar garden areas to the rear.
CHARACTER OF LOCALITY	The character of the locality is predominantly residential with large attractive terraced town houses along Maltravers Street, Tarrant Street, Kings Arms Hill and School Lane creating a large block with adjoining private rear gardens. The properties have variations in their size and design and age but form part of a distinctive grand Georgian neighbourhood in this part of the Arundel Conservation Area. Many of the properties in this area are Listed

Buildings

RELEVANT SITE HISTORY

AB/121/16/L	Application for Listed Building Consent for single storey rear extension including the demolition of 2no. modern rear extensions & internal alterations.	ApproveConditionally 29-11-2016
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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 - No Objection

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

CLASS C ROAD

CONS AREA

LB GRADE II

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
NPPG

National Planning Policy Framework
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).

No policies in the Arundel Neighbourhood Plan are considered relevant to 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 does not result in removal of any important historic fabric and the floor area remains unaltered. The moving and addition of partitioning will improve the en-suites to 3 bedrooms and re-instate a second floor window in the rear elevation of bedroom 5. Additional non permanent partitioning will be of modern timber studwork that is easily removable in the future. There are no historic features which would be removed as a result of the proposal. The re-instatement of a window would be a positive enhancement to the listed building. No elevation details of the window have been submitted with the proposal so these details are to be conditioned.

The proposed alterations would have no materially adverse impact on the character or integrity of the listed building historic floor plans.

The application is therefore 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 No development shall take place unless and until elevation plans and sectional details of the second floor window have been submitted to and approved by the Local Planning Authority and the window shall be provided in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.

- 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.