

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

**REF NO:** AB/85/18/L

**LOCATION:** 16 Bond Street  
Arundel  
BN18 9BL

**PROPOSAL:** Listed building consent for replacement gutters & down pipes. Ground Floor : Plasterwork repair, crack repairs, replacement of 1950's hearth & fire surround, enlarge aperture in kitchen chimney breast, repair to kitchen window, replace L.R.Window. First floor: replacement & realignment of 1950's partition, installation of new internal bathroom, installation of gas boiler/ removing old gas fire. Second floor: installation of new ensuite bathroom & roof access.

**SITE AND SURROUNDINGS**

|                                   |                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DESCRIPTION OF APPLICATION</b> | This application is for listed building consent for internal and external alterations. This building is grade II listed and forms part of a terrace on the Northern side of the road, located within Arundel Conservation Area.                                                                                                                |
| <b>SITE AREA</b>                  | N/A                                                                                                                                                                                                                                                                                                                                            |
| <b>SITE CHARACTERISTICS</b>       | The property is constructed from red brick, with grey headers and Pulborough stone dressings. There is a pitched slate roof, with grey tile bonnets, and projecting wooden eaves. Further there is a single storey porch with a single light casement window with no glazing bars on south elevation, and a front door in the side elevations. |
| <b>CHARACTER OF LOCALITY</b>      | Predominantly residential. Town centre location characterised by older style mainly terraced properties on relatively small plots.                                                                                                                                                                                                             |

None.

**REPRESENTATIONS**

**REPRESENTATIONS RECEIVED:**

None.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

N/A.

**CONSULTATIONS**

Conservation Officer

## CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

The application involves a significant amount of work in order to ensure that the building is brought back in to habitable use. I provide comments as follows:

Externally all of the existing iron guttering should be repaired first, before being replaced. Ideally replacement guttering and down pipes should match existing materials, but it is considered that alternative materials may be acceptable subject to details of their design/quality.

The proposal to replace two of the existing front windows (which are of an inappropriate design) is supported. However, further information would need to be provided in order to ensure that they would respect the traditional windows found elsewhere on the terrace.

### Ground floor:

The 1950's hearth is not suitable for the property, and can be removed. I note from the Design and Access statement that the application proposes 'a traditional style wooden fire surround and a log-effect gas stove fire, to be more in keeping with the style of the property'. Such a proposal is supported, subject to details. Details of the surround should be provided before it is installed. This can be achieved by way of condition. However, I should point out that this conflicts with the proposed plans which indicates that the surround will be constructed from exposed brick. Which is correct?

Works to the plaster should be undertaken on a like for like basis. This is so that the building can 'breathe'.

Works to the kitchen are all small in scale and not harmful to the character of the property. It is considered that the existing doors that form part of the western wall should be retained and used elsewhere within the property if possible.

### First floor:

It appears that the partition wall which serves the current bathroom was installed in the 1950's and is therefore of no significance to the building. Further, works in this location to provide for a smaller bathroom, and a small study appear to be acceptable. The pipework serving the new bathroom suite should use any existing pipe-runs and limit the amount of work to the flooring and joists.

The old gas fire is of interest, due to its age, but it is acknowledged that it is no longer safe to use. Its removal is considered to be acceptable. However, as mentioned to the property owner when we met, it might be worth offering it to a local museum to see if it would be of interest to them?

### Second floor:

Both the installation of new En-suite bathroom and roof access are acceptable in principal. The pipework serving the new bathroom should use any existing pipe-runs and limit the amount of work to the flooring and joists. Details of the new door should also be provided by way of condition.

### Outhouse:

Works to the outhouse are considered will result in the removal of modern fabric which is not important to

its character. Such works are considered to be acceptable, as long as they allow the building to 'breathe'.

Porch:

The repointing should be undertaken using appropriate traditional materials, and existing material removed 'by hand'.

Conditions

Please ask for the following to be provided by way of condition:

Details of the replacement fire surround in the sitting room and bedroom 1

Details of the door for the En-suite

Details of the replacement guttering/downpipes

#### **COMMENTS ON CONSULTATION RESPONSES:**

Comments noted.

#### **POLICY CONTEXT**

Designation applicable to site:

Within built up area boundary

Conservation Area

#### **DEVELOPMENT PLAN POLICES**

HERDM1 HER DM1 Listed Buildings

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.

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.

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).

## 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

### PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

Policy HER DM3 states that consent will be granted for proposals that preserve or enhance the character of appearance of the Conservation Area.

### SUMMARY

Following the comments received by the Conservation Officer, it is considered that the proposed development is in accordance with the relevant Development Plan Policies and should therefore be approved, subject to the following conditions.

## 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**

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 development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans and schedule:

- Schedule of work for kitchen at 16 Bond Street, BN18 9BL
- Refurbishment of 16 Bond Street, Arundel, West Sussex - Floor Plans, Proposed Scale 1:50 @ A3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 Prior to commencement of works, details of the replacement fire surround to be used in the sitting room, and bedroom one must be submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 and D DM1 of the Arun Local Plan.

- 4 Prior to commencement of works, details of the door to be used to the en-suite must be submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 and D DM1 of the Arun Local Plan.

- 5 Prior to commencement of works, details of the gutting/downpipes must be submitted to and

approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 and D DM1 of the Arun Local Plan.

- 6 Prior to commencement of works, details of the replacement front windows must be submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 and D DM1 of the Arun Local Plan.