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

REF NO: **AB/87/12/L**

LOCATION: Dove Cottage
13 Mount Pleasant
Arundel

PROPOSAL: Application for Listed Building Consent to remove ground floor walls to install a shower room & install new french door to the rear elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Red brick garden wall in front of dwelling.
SITE CHARACTERISTICS	Early C19. Terraced cottage. Flint with red brick dressings. Brick chimney. Pitched slate roofs. 2 storeys. 1 window range each. All windows double-hung sash with glazing bars with 1st floor casement. Gabled hoods to front door, supported on wooden consoles. Brick modillion eaves cornice.
CHARACTER OF LOCALITY	Residential, mix of traditional and modern terraces.

RELEVANT SITE HISTORY

AB/113/04/L	Application for Listed Building Consent for single storey rear infill extension & internal alterations to provide new bathroom and kitchen/breakfast area	Approve Conditionaly 06-08-2004
AB/111/04/	Single storey rear infill extension & internal alterations	Approve Conditionaly 10-08-2004

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection as long as new materials match existing.

1 Letter of objection:
-Concern about lack of privacy and increased noise, with change to rear window.
-Would not object if door was on the side of the building or window replaced with more traditional style.

Comments on Representations received:

Comments noted. The amenity concerns of neighbours are not material to the consideration of this application. In any case the change from a window to french doors will not have a material impact upon the residential amenities of 11 Mount Pleasant.

CONSULTATIONS

Conservation Officer
Listed Building Officer
The Ancient Monuments Society
Council for British Acheology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society
English Heritage
The Arundel Society

Consultations responses received:

LISTED BUILDINGS ADVISOR:
No objection; On the basis that the works do not harm historic fabric or detrimentally affect the character of the building. Please provide door details in due course.

CONSERVATION AREA ADVISROY COMMITTEE:
No objection - Traditional materials. Doors painted timber.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade II listed building
Conservation Area
Built-up area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework

POLICY COMMENTARY

LISTED
The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

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 proposed works suggest minor alterations to the internal layout of the property within the modern rear projection. The proposed works are not considered to result in any historic loss of plan to the property and does not result in any loss of the historic fabric of the building. The Listed Buildings Advisor has confirmed that the works are acceptable, subject to details of the new french doors, which will be subject to a conditional approval.

In the absence of any harm the listed building, it is recommended that listed building consent be granted, subject to the conditions below.

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 details of the construction/operation mechanism, materials and appearance of the french doors have been submitted to and approved by the Local Planning Authority and the french doors shall be installed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or

structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

4 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 policy GEN7 of the Arun District Local Plan.

5 The reconstruction/making good of the building 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 policy GEN7 of the Arun District Local Plan.