

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

REF NO: AB/87/19/L

LOCATION: Mews House
London Road
Arundel
BN18 9BH

PROPOSAL: Remove first floor stilted roof terrace and replace with ground floor extension and new first floor roof terrace. New french doors to replace single door on first floor western elevation from house to roof terrace. Brick up adjacent ground floor covered walkway for use as storage room. Replace window with door on ground floor South (rear) elevation. Replace door with window at rear of property in building linking Mews House and Tower House. Remove red tiles on first floor rear wall (added in 2007) and replace with white render. This application may affect the setting of a Listed Building. This application may affect the character and appearance of the Arundel Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks Listed Building Consent to remove the existing rear roof terrace, and replace with a ground floor extension, with a first floor roof terrace. It also seeks to perform various other alterations, predominantly to the fenestration of the dwelling, however, also to the materials.
SITE AREA	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	To the front of Mews house is a stone-built boundary wall, which extends from neighbouring properties, and further along the road. The remaining boundary treatment for the property consists of close boarded fencing.
SITE CHARACTERISTICS	Mews house is a 2 storey, link detached building. It has a flat roof and is constructed from brick. The rear of the house is finished with a white paint and red tile cladding, whilst the western elevation has a climbing plant on it. The property itself has been altered over time with various works taking place to it. These include replacement windows and what can be described as a first-floor decked area which is accessed by a spiral staircase. The northern and western elevations of the property are visible from an adjoining road which provides access for a number of surrounding properties.
CHARACTER OF LOCALITY	The property is located within the Arundel Conservation Area which contains a number of other heritage assets. This area of the town contains a combination of buildings, with the oldest

dating back to the medieval period (which have been restored at various times), buildings from c1800, along with some small-scale infill housing development which was constructed in the late 20th century. Tower House/1 London Road form an attractive early C19, imposing property that plays a significant role in the street-scene. The other listed structures associated with it are of a similar character and form part of a strong developed group. The application property is viewed as part of this attractive group.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Parish Council - No objection.

C.A.A.C - No objection.

- The advisory committee are predominantly concerned with how it is that the host dwelling is Listed, and not locally listed. The committee are correct in that the Council may come to a view that it is subject to Listed Building Controls.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

The Council's Conservation Officer -

These comments relate to the revised plans submitted on the 24 September 2019.

Whilst some form of heritage assessment is included within the application, it is very limited, and does not fully assess the significance of any assets affected by the proposal i.e. those referred to above. Such information should be provided in accordance with paragraph 189 of the NPPF (2018). Such information is required to assess the impact of the proposal upon the assets. In light of this I provided the following commentary:

Mews house is a 2 storey, link detached building. It has a flat roof and is constructed from brick. The rear of the house is finished with a white paint and red tile cladding, whilst the western elevation has a climbing plant on it. The property itself has been altered over time with various works taking place to it. These include replacement windows and what can be described as a first-floor decked area which is accessed by a spiral staircase. The northern and western elevations of the property are visible from an adjoining road which provides access for a number of surrounding properties.

To the front of Mews house is a stone-built boundary wall, which extends from neighbouring properties,

and further along the road. The remaining boundary treatment for the property consists of close boarded fencing.

The property adjoins a larger terraced building, which is constructed from a similar brick on the front northern (front), and eastern elevations, whilst the remaining two elevations are painted. This neighbouring property has been identified as a listed building, with the following different assets being associated with it:

- Tower House and no 1 London road and railings to Tower House and No 1 London Road
- Wall of Tower House to north and east of garden and of No 14 Maltravers Street continuing to west of
- Raised pavement in front of Tower House including railings
- Brick gate piers to west of No 1 London Road

There are also a number of other assets in the local area including Arundel Priory and St Nicholas's Church and boundary walling.

Further, the property is located within the Arundel Conservation Area which contains a number of other heritage assets. This area of the town contains a combination of buildings, with the oldest dating back to the medieval period (which have been restored at various times), buildings from c1800, along with some small-scale infill housing development which was constructed in the late 20th century. Tower House/1 London Road form an attractive early C19, imposing property that plays a significant role in the street-scene. The other listed structures associated with it are of a similar character and form part of a strong developed group. The application property is viewed as part of this attractive group.

Proposal

This application relates to a single storey rear extension, new deck area, external staircase, removal of hanging tiles at first floor level and infilling a covered walkway area.

The concept of extending the property is considered to be acceptable, if it is undertaken in a sympathetic manner. Having had the opportunity to review the plans, it is considered that the single storey extension is of a scale that it will have a neutral impact upon the host dwelling. Further, its location is such that it will not have a significant impact upon the street-scene. This comment is made subject to the use of appropriate materials and railings.

The loss of the tile hangings to the southern elevation will result in the removal of modern fabric which is of no significance. Materials to be used for the proposed render should be suitable for a traditional property such as this one. The final colour of the render should be approved by way of condition.

It is also considered that enclosing the covered walkway area will not detract from the character of the building or area. This is subject to the brick to be used. The elevations provided for this element partially screen the proposed elevation through the presence of the boundary treatment.

Whilst the concept of replacing a door with a window at the western elevation of the building linking the Mews House and Tower House is acceptable, I cannot see any details/elevations of what this will look like. Will the window occupy all or part of the space currently occupied by the door? At present the elevations do not appear to show this.

The following details will be required by way of condition, if you are minded to approve the application/consent:

- Details of the brick/brick bond in order to ensure that it matches the existing

- Details of the railings and stairs
- Joinery to match existing
- Details of the proposed southern elevation

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The relevant conditions will be applied to the recommendation

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Grade II Listed Building

Within Conservation Area

Locally Listed Building

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERDM3 HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

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.

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 key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in accordance with the relevant policies in the Development Plan, and therefore should 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:

- Location Plan for 3958 - Gray
- Block Plan for 3958 - Gray
- Proposed Plan Revised - Ground Floor
- Proposed Plan Revised - First Floor
- Proposed Front (North) Elevation - Revised
- Proposed Side (East) Elevation - Revised
- Proposed Side (West) Elevation - Revised
- Proposed Rear (South) Elevation - Revised

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 The materials and finishes of the proposed joinery of the development hereby permitted shall match in colour and texture those of the existing dwelling.

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

- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials, finishes and details to be used for external brickwork, and their bond pattern have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

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 of the Arun Local Plan.

- 5 No development above damp proof course (DPC) level shall take place unless and until full details (including colour) of the proposed render, to be used on the Southern elevation of the host dwelling, have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

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 of the Arun Local Plan.

- 6 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials, finishes and details to be used for the proposed external stairs, and railing of the proposed development have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

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 of the Arun Local Plan.