

LISTED BUILDING CONSENT REPORT

REF NO: AB/91/11/L

LOCATION: 52 Tarrant Street
Arundel

PROPOSAL: Application for Listed Building Consent for relocation of kitchen & formation of new utility room and addition of satellite dish attached to chimney on rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. No external alterations, other than the satellite dish to the rear, are to be made. The works involve the removal of a partition wall on the lower ground floor and formation of a new partition wall on the same floor in order to form a utility room. New kitchen units will be installed in the existing lower ground floor utility room, in place of existing, non-original units. At ground floor level, non-original units will be removed from the existing kitchen to make room for a study, occupying the same area, and a new door will be installed in the existing entrance to the room.
SITE AREA	Approximately 95 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed terraced three-storey dwelling (with additional basement accommodation). A number of internal partition walls, doorways and fitted furnishing have been added over time. The exterior of the building consists of red and grey brickwork with a dentil course running beneath the slate roof, which is hipped.
CHARACTER OF LOCALITY	The site is located on a town centre road which is lined by terraces of buildings, a number of which are historic and/or Listed. The buildings are employed in a mixture of uses including retail, offices and residential.

RELEVANT SITE HISTORY

AB/122/96/L

Application for Listed Building Consent for internal alterations to basement, ground & first floor levels.

Approve Cond
10-01-1997

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection provided the satellite dish is not visible from the street scene.

Comments on Representations received:

Noted. The satellite dish is to be installed on a chimney, facing to the rear, and will not be a visible street scene feature.

CONSULTATIONS

Conservation Area Advisory Com
The Ancient Monuments Society
Council for British Archeology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society

Consultations responses received:

No comment.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Grade II Listed Building
Within Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

PPS5

Planning for the Historic Environment

POLICY COMMENTARY

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."

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 bulk of the proposed works are internal and will not impact upon the setting of the Grade II Listed Building. All elements that will be removed, namely the partition wall and fitted units, are not part of the fabric of the original building and their loss will not detract from its historic appearance and value.

The proposed works involve units in place of existing features and a partition wall that will not damage or conceal any valuable features within the building, as such, it is considered that its historic integrity will be retained.

With regards to the satellite dish, this will be positioned to the rear of the building where it will not visibly impact upon its distinctive frontage or its street scene appearance. It is considered that this siting is acceptable in that it would be positioned in such a way as to have minimal impact upon the setting of the building. It is considered prudent to attach a condition requiring the dish to be removed should it no longer be in use in order to prevent it from falling into disrepair and deteriorating the appearance of the building.

It is therefore recommended that Listed Building Consent is granted, 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 All new partitions shall be scribed around the existing architectural features affected, including all ornamental plaster mouldings, ceiling cornices, picture rails and skirtings.

Reason: To enable the partitions to be removed at a future date without detriment to the special architectural or historic interest of this listed building in accordance National Planning Policy Statement - PPS5.

- 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 National Planning Policy Statement - PPS5

- 4 The 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 National Planning Policy Statement - PPS5

- 5 In the event of the satellite dish for which the permission is hereby granted ceasing to be used for the purpose of television reception it shall be removed from the site.

Reason: In the interests of visual amenity and the setting of the Grade II Listed Building in accordance with National Planning Policy Statement PPS5.