

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

**REF NO:** AB/92/12/L

**LOCATION:** 33 Mount Pleasant  
Arundel

**PROPOSAL:** Application for Listed Building Consent for first & second floor extension & rear rooflights (amendments to AB/60/11/L)

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The proposal is a revision to the previously approved application for the provision of 1No. further conservation style roof light to the rear roof slope of the building.                                                                                                                                                   |
| SITE AREA                   | Approximately 205 square metres.                                                                                                                                                                                                                                                                                            |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                                                                         |
| TOPOGRAPHY                  | The site slopes gently upwards from south to north and more steeply upwards from west to east. The west to east slope has been terraced. The highway is approximately a metre lower than the site.                                                                                                                          |
| TREES                       | None affected by the proposed development.                                                                                                                                                                                                                                                                                  |
| BOUNDARY TREATMENT          | The site is enclosed by an approximately 2 metre high flint and brick wall.                                                                                                                                                                                                                                                 |
| SITE CHARACTERISTICS        | The site is occupied by an end of terrace two storey dwelling which is a Grade II Listed building and features white painted flint elevation walls with red brick quoins and dressings. The roof is clay tiled and hipped. A hipped roof two storey red brick extension has been attached to the northern (side) elevation. |
| CHARACTER OF LOCALITY       | The site is located on a residential road which is characterised by detached and semi-detached dwellings, most of which are two storeys although some are split level due to being on a hill slope. The property the subject of this application is attached to a larger building which has been converted into flats.      |

**RELEVANT SITE HISTORY**

|             |                                                                                                                  |                       |
|-------------|------------------------------------------------------------------------------------------------------------------|-----------------------|
| AB/113/09/L | Application for Listed Building Consent for first and second floor extension, front dormers and rear roof lights | Refused<br>16-12-2009 |
|-------------|------------------------------------------------------------------------------------------------------------------|-----------------------|

|              |                                                                                                                                                                         |                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| AB/39/10/L   | Application for Listed Building Consent for first and second storey extension, front dormer and rear roof light (Resubmission following AB/113/09/L).                   | Refused<br>09-06-2010               |
| AB/129/10/   | Formation of dormer & rooflights & two storey side extension (Resubmission of AB/38/10)                                                                                 | Approve Conditionally<br>12-01-2011 |
| AB/130/10/L  | Application for Listed Building Consent for formation of dormer & rooflight & two storey side extension (resubmission of AB/39/10/L)                                    | Approve Conditionally<br>12-01-2011 |
| AB/47/11/NMA | Application for non-material amendment following application AB/129/10 for repositioning of one of the rooflights                                                       | Approve<br>24-06-2011               |
| AB/60/11/L   | Application for listed building consent for formation of dormer & rooflight & two storey side extension. Amendment to approval AB/130/10/L - repositioning of rooflight | Approve Conditionally<br>27-07-2011 |

**REPRESENTATIONS****Representations received:**

No objection.

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

Listed Building Officer

Conservation Officer

**Consultations responses received:**

LISTED BUILDINGS ADVISOR:

Objection

33 Mount Pleasant is a characterful building of brick and flint construction which appears to date from the late Georgian period. It is situated on an elevated position abutting a large historic building to the south and is clearly visible from the street. Whilst it appears to have been extended to the north, this addition is largely subservient in scale and does not impede the appreciation of the main historic element. The roof is hipped at one end with a brick modillion cornice visible on the north and west elevations from the road.

The proposed addition to this, of a two storey element to the north is extremely problematic, not least because it harms the appreciation and understanding of the listed building's historic form and scale. The continuation of the ridge line at the existing height is never normally acceptable for this reason as it alters the character of the building, as does the change from a hipped roof to a gable. This is contrary to English Heritage practice guidance for PPS5 (still relevant to the NPPF), which states:

178. The main issues to consider in proposals for additions to heritage assets are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting.

In this instance the continuation of the roof form adds substantially to the building's massing at the north and in its elevated position will appear more imposing than it might otherwise. The addition also results in impacts such as the total loss of the north elevation and its cornice. A further concern here is the remnant of the earlier addition which is left to protrude slightly on the north elevation. The shallowness of this element is rather incongruous to the listed building and not appropriate. Another more minor issue is the first floor bathroom window which becomes part of the main fenestration and on plan at least appears largely unsympathetic.

Given the harmful impact of these changes on the heritage asset, proper justification is required to support them. As para 132 of the NPPF states:

'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

Here, the scheme results in the formation of a bathroom on the second floor and a toilet on the first floor. This seems generous given the impact of the extension on the heritage asset and the resulting change in character. For this reason and those above I am afraid the scheme cannot be supported.

**CONSERVATION AREA ADVISORY COMMITTEE:**

Query the number of dormers. Quality of materials, finishes and detailing of the roof lights is crucial.

**Comments on Consultation responses:**

Comments noted.

**POLICY CONTEXT**

Designation applicable to site:

Grade II Listed Building

Within Built-Up Area

Within Conservation Area

Arundel Design Statement

**DEVELOPMENT PLAN POLICIES**

South East Plan:

[SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan:

[GEN7](#)  
[AREA2](#)

The Form of New Development  
Conservation Areas

**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.

**EMERGING LOCAL PLAN**

The Emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been

formally adopted due weight should be given to its policies in terms of the decision making process at this stage.

#### **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

##### **LISTED/CA**

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 seeks Listed Building Consent for an amendment to previously approved application (AB/60/11/L) which included the construction of a partial roof extension to alter the appearance of the roof from a hipped roof to a gable ended building and 2No. roof lights within the rear roof slope. The roof extensions also include the formation of a lead box dormer window as well as internal alterations with the removal and repositioning of stud walls together with the formation of a further opening within the roof space. The building is a Grade II Listed Building.

The noted change to the previous approval is the addition of a third conservation style roof light within the rear roof slope of the building. The previous development was considered by the Councils former Listed Buildings Architect who considered the works to be acceptable. The Councils current advisor of Listed Buildings does not however agree that the proposed extension would be acceptable. Whilst his comments are duly noted, the only revision to this scheme is the provision of a roof light to the rear roof slope and the previous approval for the side extension could still be implemented. It is the councils view in this case to accept the minor change as it would be unreasonable for this application to be refused as the revision does not alter the side extension.

##### **CHARACTER OF LOCALITY**

The locality contains many Listed Buildings and is in a Conservation Area. The proposal contains a flat roof lead box dormer, which is of a recommended design and use of materials required by the Historic Buildings Architect from West Sussex County Council, as being of the most appropriate design for this Grade II Listed Building.

##### **SETTING OF THE LISTED BUILDING**

The proposed roof light would be of the same design and scale to that previously approved,

therefore it would be acceptable, and would not impact upon the historic fabric or layout of the Listed Building.

It is therefore recommended that Listed Building Consent be 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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

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

- 3 No development shall take place unless and until details of the appearance and materials of all new roof lights have been submitted to and approved by the Local Planning Authority and the new roof lights shall be constructed 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.

- 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.