

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

**REF NO:** AB/99/14/L

**LOCATION:** Rear of 37 High Street  
Arundel

**PROPOSAL:** Application for listed building consent for the resurfacing an existing parking space at the rear of the property.

**SITE AND SURROUNDINGS**

|                            |                                                                                                                                                                    |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | As above.                                                                                                                                                          |
| SITE AREA                  | N/A                                                                                                                                                                |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                |
| TREES                      | None affected by the proposed development.                                                                                                                         |
| BOUNDARY TREATMENT         | The parking space is not enclosed in an way. It is bordered by a tarmac surfaced car park to the south and west and by purbeck stone paving to the north and east. |
| SITE CHARACTERISTICS       | The site is occupied by a pebble surfaced parking space which is partially overgrown with weeds. The parking space is to the rear of a Grade II Listed Building.   |
| CHARACTER OF LOCALITY      | The site located within Arundel Conservation Area, adjacent to a tarmac surface public car park and thoroughfare which provides access to the High Street.         |

**RELEVANT SITE HISTORY**

None.

**REPRESENTATIONS**

**Representations received:**

Arundel Town Council

No objection.

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

Conservation Officer

Listed Building Officer

**Consultations responses received:**

**HISTORIC BUILDINGS ADVISER:**

The upgrading of this area is generally acceptable, however the scheme should seek to retain the existing limestone paving which is likely to be Purbeck stone. This is a traditional historic material and one that is easily lost.

The removal of the flint pebbles is less problematic as this work is not high quality. We would query the use of granite blocks though which is not a particularly vernacular material. That said, we will reserve judgment on these and ask that they be conditioned.

**CONSERVATION AREA ADVISORY COMMITTEE:**

No objection.

**Comments on Consultation responses:**

Comments noted.

**POLICY CONTEXT**

Within Built-Up Area  
Grade II Listed Building  
Within Conservation Area

**DEVELOPMENT PLAN POLICIES**

Arun District Local Plan 2003:

[Publication Version of the Local Plan \(October 2014\):](#) HER DM1 Listed Buildings

**PLANNING POLICY GUIDANCE**

NPPF

National Planning Policy Framework

**POLICY COMMENTARY**

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will

take place on 30th October 2014 for six weeks.

### **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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

The Arundel Neighbourhood Plan has been made and there are no relevant policies relating to this application.

### **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:

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.

### **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 are to be made to an existing parking space. Currently the parking space has a pebble surface and it is partially overgrown with weeds. The proposed works will not increase the size of the parking space and the historically important purbeck stone paving to the north and east of the space will be retained, thereby ensuring that the historic integrity of the site is maintained.

A condition will be attached to any given approval requesting a sample of the materials to be used to surface the parking space in order to ensure that they are compatible and complementary towards the adjacent Grade II Listed Buildings.

It is therefore recommended that the application is approved, 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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the adjacent purbeck stone pathway from structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with the NPPF.

- 3 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 parking space surface have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the parking space.

Reason: To enable the Local Planning Authority to control the development in detail in the interests the setting of the Listed Building in accordance with the NPPF.