

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

REF NO: LU/102/26/L

LOCATION: Court Wick Park
Courtwick Lane
Littlehampton
BN17 7PD

PROPOSAL: Listed building consent for internal and external alterations to building to facilitate conversion and change of use to a children's care home, reinforcement of brick and flint garden wall with buttresses and reconsolidate wall with coping courses.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	The site comprises a Grade II Listed Building with surrounding grounds, parking, access, and ancillary buildings. It's lawful use is a adult care facility, but is currently not in use. It is a mid-18th Century Farmhouse building that was later extended and converted. It is of historical and architectural significance.
CHARACTER OF LOCALITY	The site lies adjacent to another care facility (Strawberry Field) and two cottages to the southwest. The immediate area is semi-rural and features significant tree planting. The wider context includes a large residential estate alongside public park and sports facilities.

RELEVANT SITE HISTORY

LU/101/26/PL	Internal and external alterations to building to facilitate conversion and change of use to a children's care home, reinforcement of brick and flint garden wall with buttresses and reconsolidate wall with coping courses. This application affects the setting of a listed building and is in CIL Zone 2 (Zero Rated) as other development.	
LU/87/96	Change of use from private dwelling to residential care home for adults with learning difficulties (mentally handicapped)	ApproveConditionally 07-06-96

LU/101/26/PL - This application pertains a planning permission application associated with this application, including the proposed change of use to a children's care home.

LU/87/96/ - This application approved the change of use of the host property from a residential dwelling to its current lawful use as a care home for adults.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

- Whilst the majority of the proposal is acceptable, the use of UPVC windows cannot be supported and need to be removed in order for a no harm opinion form a heritage perspective.
- Conditions suggested for fenestration details and a repointing sample.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The use of UPVC windows has been omitted in favour of timber as suggested by the Conservation Officer. The details of which were supplied and discussed and agreed as acceptable with the Conservation Officer.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building.

DEVELOPMENT PLAN POLICIES

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

HERSP1	HER SP1 The Historic Environment
HERDM1	HER DM1 Listed Buildings

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, The South Inshore & South Offshore Marine Plan 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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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."

The proposal complies with these criteria in that it does not harm the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

HERITAGE

The applicant has submitted an accurate Heritage Statement in accordance with NPPF Paragraph.

Courtwick Park is a Grade II listed mid-18th century farmhouse, extended in the 19th century and converted to a residential care home in 1996. It is a two- to three-storey, L-shaped building with attic and basement, comprising perpendicular north and south wings.

The north elevation forms the original frontage, characterised by grey header-bond brickwork with red brick quoins, dressings, string course and modillion eaves cornice. It features a central stepped entrance with a classical porch, timber six-panel double doors, sash windows, and two flat-roofed dormers in a slate roof.

The south wing is predominantly red brick and, although uniform in external height, has split internal floor levels. Its fenestrations are irregular in type, scale, material and placement, with some being unsympathetic to the building's listed status as they consist of UPVC.

The building's significance derives from its architectural and historic interest.

The proposal includes several internal and external alterations and general repairs to the building to facilitate the conversion and change of use of the building to a children's care home, alongside the reinforcement of a brick and flint garden wall with buttresses and reconsolidation with coping courses.

The conversion largely utilises existing internal and external alterations that were made to the building in the past, thereby minimising further loss of historic fabric. The insertion of a new staircase at second floor would result in the loss of a small section of historic ceiling; however, the original staircase is unsuitable for the proposed use, and would be retained in situ.

The proposal also includes the replacement of several unsympathetic UPVC windows along the southern and western elevations with slim-line double-glazed timber sash windows. Which is positive and restores and enhances the significance of the building.

The works in question have been reviewed by the Conservation Officer, and following revision, it has been concluded that the proposed works would not result in any harm to the significance of the Listed Building. Originally, the proposal sought to replace the UPVC windows with new UPVC windows of a more sympathetic (though still unsupportable) design. The revision secured with the applicant ensures

that the replacement windows would be timber sash windows of an appropriate design rather than UPVC, ensuring they are appropriate for this sensitive heritage context.

Conditions have been attached to secure a sample panel of the repointing works proposed and that the painting of windows is to be undertaken with white/off-white paint as proposed.

Subject to conditions, the proposal has no harm on the significance of the Listed Building, and as such, the proposal is in accordance with ALP policies HER SP1 and HER DM1, and the NPPF.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and as such, it is recommended for approval 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

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 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 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan 2601CO_000, 01.

- Block Plan Block Plan 2601CO_001 000.
- Existing and Proposed South Elevation 2601CO_203, 01.
- Existing and Proposed West Elevation 2601CO_201, 01.
- Existing and Proposed East Elevation 2601CO_200.
- Existing and Proposed North Elevation 2601CO_202.
- Existing and Proposed Basement Plan 2601CO_100.
- Existing and Proposed Ground Floor Plan 2601CO_101.
- Existing and Proposed First Floor Plan 2601CO_102.
- Existing and Proposed Second Floor Plan . 2601CO_103.
- Proposed Fenestration Details 2601CO_300, 02.
- Proposed Buttress Detail 2601CO_302.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies HER SP1 and HER DM1.

- 3 All painting of windows hereby approved shall be undertaken with a white/off-white paint in accordance with the written correspondence dated: 19/06/26.

Reason: For the avoidance of doubt and in order that the architectural and historic interest of this Listed Building is safeguarded in accordance with Arun Local Plan policies HER SP1, HER DM1, and the NPPF.

- 4 INFORMATIVE: This consent does not purport or be deemed to grant consent for any buildings or structure within the curtilage of the Listed Building for which a separate application for planning permission is required under the provisions of the Town and Country Planning Act 1990 (as amended).