

LISTED BUILDING CONSENT REPORT

REF NO: LU/104/11/L

LOCATION: Harbour House
61 Surrey Street
Littlehampton

PROPOSAL: Application for Listed Building Consent for change of use from restaurant/bar (A3) - currently redundant - to a private dwelling, including the removal of a four bay mullioned window from the front elevation and insertion of a new georgian style sash window to match elsewhere; new side entrance and bay window to west elevation; new kitchen extension with balcony over to south elevation; re-paved courtyard and gateway and new boathouse fronting south elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed rear extension measures approximately 4.8 metres in width by 3.5 metres in depth and 2.6 metres to roof height. The flat roof of the extension will serve as a terrace with timber balustrading around the edges. The proposed boat house measures approximately 6.5 metres in length by 4.2 metres in width and 3.9 metres in height. A number of internal alterations will be made in order to create a layout compatible with the proposed residential use.
SITE AREA	Approximately 360 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slight downward slope running from south to north.
TREES	N/A
BOUNDARY TREATMENT	Low level painted render wall on front boundary. The western elevation of the building faces directly onto the pavement. 1.5 - 1.8 metre high painted flint and brick walling along remaining boundaries.
SITE CHARACTERISTICS	The site is occupied by an end of terrace two-storey Grade II Listed building which has red/brown brick elevation walls to the rear, painted brick walls to the western (flank) elevation and grey brick walls with red brick quoins and window dressings to the front. The roof is clay tiled and hipped. Various extensions and alterations, including changes of use, have been made throughout the history of the building. It was most recently in use as a bar/restaurant but has now been vacant for a sustained period of time.

CHARACTER OF LOCALITY

The site is positioned within the built-up area at a harbourside location. Surrounding buildings are generally in residential use either has single dwellings or as flats. The lifeboat station is nearby to the south-east whilst the Look & Sea visitor centre is on the opposite side of the road.

The road reaches a cul-de-sac immediately to the south with Littlehampton Marina running alongside it. The immediate surroundings are designated as a Conservation Area and Harbour House is identified as being part of an original development known as 'Seaview' which was made up of two and three-storey town houses. The site falls within Flood Zone 3.

RELEVANT SITE HISTORY

LU/259/06/L	Application for Listed Building Consent to remove downstairs male wc and re-design the first floor female wc to make it more space effective and include the male wc. On the ground floor provide a secure office area with dry store together with provisions to install a walk-in cold room and the installation of two air cooling vents on the west side elevation.	Approve Cond 11-09-2006
LU/103/11/	Change of use from restaurant/bar (A3) - currently redundant - to a private dwelling, including the removal of a four bay mullioned window from the front elevation and insertion of a new georgian style sash window to match elsewhere; new side entrance and bay window to west elevation; new kitchen extension with balcony over to south elevation; re-paved courtyard and gateway and new boathouse fronting south elevation.	Approve Cond 16-01-2012
LU/327/83/L	Application for Listed Building Consent	Approve Cond 24-08-1983

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection to this application but unfortunate to be losing a commercial enterprise.

One letter of objection. Proposed boat house will block light from my garden and annihilate my view.

Comments on Representations received:

Noted. The loss of commercial use is not a material consideration when determining a Listed Building Consent application. Concerns raised in the letter of objection are also not material considerations for a Listed Building Consent application.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building

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 proposal includes an extension to the rear which will replace existing, less sympathetic, extension as well as assorted outbuildings. This extension will not obscure any distinctive features of the building and, due to its single-storey flat roof design, will not overpower or adversely impact upon the setting of this Grade II Listed Building.

The proposed boathouse will be positioned away from the building and is a modestly sized structure that, it is considered, could be accommodated without adversely impacting upon the setting of the building.

The listing for the building confirms that the ground floor window, to the front, which is to be replaced, is a later insertation. The proposed window will replicate the appearance of the original

windows present throughout the building and is therefore considered acceptable.

Internal alterations are mainly in the form of removal of paraphernalia associated with the previous restaurant use as well as partition walls installed whilst various changes of use to the building were undertaken in the recent past. It is not considered that the original fabric of the building will be harmed as a result, whilst the removal of partition walls may help to expose original parts of the building. New partition walls to be installed will not obscure any distinctive parts of the building.

Conditions will be attached to ensure all works are carried out using materials that are sympathetic towards the Listed Building, that work is undertaken with care and that any damages that occur on the building during construction works are repaired to an acceptable standard.

The proposed change of use will return the building to its original use and will also be a viable use of the building which is currently empty and in danger of falling into disrepair.

It is therefore recommended that Listed Building Consent is granted, subject to the following conditions.

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 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 with National Planning Policy Statement PPS5 - Planning and the Historic Environment.

- 3 The new joinery work shall match exactly the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with National Planning Policy Statement PPS5 - Planning and the Historic Environment.

- 4 No development shall take place unless and until details of the construction, operation mechanism and materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery 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 National Planning Policy Statement PPS5 - Planning and the Historic Environment.

- 5 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 - Planning and the Historic Environment.

- 6 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 - Planning and the Historic Environment.