

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

**REF NO:** LU/125/20/L

**LOCATION:** Flintstone Centre  
East Street  
Littlehampton  
BN17 6AW

**PROPOSAL:** Listed Building consent for removal & replacement of existing failed concrete ceiling of basement boiler room/floor of the WCs, replacement & reconfiguration of existing WC's.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | The application seeks listed building consent for the removal and replacement of existing failed concrete ceiling of basement boiler room/floor of the WCs, and the replacement and reconfiguration of existing WC's.                                                                                                                                                                    |
| SITE AREA                  | N/A.                                                                                                                                                                                                                                                                                                                                                                                     |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                                                                                                                                                                                                                                      |
| TREES                      | None affected.                                                                                                                                                                                                                                                                                                                                                                           |
| BOUNDARY TREATMENT         | The site is bordered by low boundary walling to its front, street facing elevation.                                                                                                                                                                                                                                                                                                      |
| SITE CHARACTERISTICS       | The Flintstone Centre and low wall to the front of it are both listed as Grade II. The school fronts on to East Street and forms an imposing building. The building is constructed using local materials in a 'gothic' style and is a good example of a late 19C school building. it was constructed for the growing town and remains as an education establishment.                     |
| CHARACTER OF LOCALITY      | The special character and appearance of the area largely derives from the great variety in age (although the majority of the buildings are Victorian/ Edwardian), style, form, function and materials of the buildings within the area. Large formal buildings contrast in scale and style with nearby domestic buildings often constructed in a vernacular style using local materials. |

Noted.

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| <b>REPRESENTATIONS</b> |
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Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Noted.

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| <b>CONSULTATIONS</b> |
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Conservation Officer

**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No objection.

In general the works will have a neutral impact upon the significance of the building. I only have one area of concern, that of one of the new partition walls in the Wc's. The dividing partition between cubicles DG07 and DG08 is unfortunate as it will be constructed from concrete blocks and would impact on the window configuration. Are there any alternative options for this element of the proposal?

The works of general maintenance and repair seem to be acceptable. Subject to the use of appropriate materials and equipment; pointing should be removed by hand and not using mechanical equipment which could harm the bricks. The mortar can be analysed so that it matches that already present.

**Conclusion**

On balance, the application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted.

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| <b>POLICY CONTEXT</b> |
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Designation applicable to site:  
 Within built up area boundary  
 Within Littlehampton Conservation Area  
 Listed Building

**DEVELOPMENT PLAN POLICIES**

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

|        |                            |
|--------|----------------------------|
| HERDM1 | HER DM1 Listed Buildings   |
| HERDM3 | HER DM3 Conservation Areas |

**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 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.

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).

## 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."

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 key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

### HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Para 189 of the NPPF requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the development does not cause harm to the conservation area in which it is sited, or neighbouring listed buildings. This is due to the fact that the works are internal only, and of a reasonably minor scale. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

Whilst it is noted that the Conservation Officer has made reference to the construction of the dividing partition, in that it will be constructed on concrete blocks, this is not considered to result in harm. This is

because ultimately, the construction can be altered at some point in the future, and also because this is a very small section of walling, in a more modern part of the host building. Additionally, the walling feature, whilst it extends into the visual threshold of the window, this is by a very minor margin.

## SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in accordance with the relevant policies in the Development Plan, and therefore should be approved, 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

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 development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
  - Site Plan - 5193898 - DR009 - 13/12/19 - 22/03/20 - 23/03/20
  - WSAPC Littlehampton - Boiler Room ceiling replacement - 5193898 - DR008 - 13/12/19 - 22/03/20 - 23/03/20
  - WSAPC Littlehampton - Proposed WC Floor Plans - 5193898 - DR006 - 16/03/20 - 22/03/20 - 23/03/20
  - WSAPC Littlehampton - Proposed WC Internal Elevations - 5193898 - 22/03/20 - 23/03/20 - 23/03/20 - Rev. A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.