

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

REF NO: LU/135/21/L

LOCATION: The Farm
39 East Street
Littlehampton
BN17 6AU

PROPOSAL: Listed building consent for the subdivision of a single listed building into 2 separate dwellings and essential roof strengthening works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks listed building consent for the subdivision of a single listed building into two separate dwellings (1 x 2 bed and 1 x 3 bed) & essential roof strengthening work. The subdivision of the building will also require further alterations to the physical fabric of the building, such as the blocking up of existing openings, creation of new openings for doors, additional internal doors and the addition of a new second staircase. Externally the proposal does not involve significant alterations and consists; an additional front entrance door and porch to the eastern elevation, an additional rear porch to the western elevation, replacement of some modern windows with more traditional style windows, a small black painted flue to roof and addition of iron and roof tile bathroom vent/grilles.

SITE CHARACTERISTICS

The Farm is a Grade II Listed Building. It is two storeys and consists of two parallel ranges, with the front elevation fronting on to East Street. The walls of the front east elevation are predominantly flint with brick quoins around the windows and doors and are used to form the corners. The windows are a mixture of casements with leaded lights as well as some modern Crittel types. The front door is centrally situated with a timber porch with clay tile roof. The rear elevation facing west is largely rendered as is the south elevation. The back door has an enclosed lean-to porch. The main roof is clay tiled and has three chimney stacks.

The house has developed in many stages, as best evidenced through the eastern elevation, where the oldest part of the house is clearly different in appearance from the later developments on both the northern and southern sides. Both the farm house and the associated farm buildings form a farm complex with a strong vernacular character and form.

Vehicular access to the farm complex and building is from

Franciscan Way and there is a parking area to the rear/west of the property. There is a lawned and paved garden area to the front/east of the property with flint and flint wall and timber post boundary treatment.

CHARACTER OF LOCALITY

The site is within the East Street Conservation Area, which contains significant groups of listed buildings which form an important intact collection illustrating a key historic development phase of the town which has otherwise been subject to large areas of piecemeal re-development.

The special character and appearance of the area largely derives from the great variety in age, style, form, function and materials of the buildings. The area is characterised by significant lengths of flint boundary walling, whilst landscaping, including mature trees, enhance and unify the area and chimneys are important features of the skyline. The Conservation Area includes a number of listed Buildings and non-designated heritage assets.

REPRESENTATIONS

Littlehampton Town Council - no objection. Initial objection based on lack of Council Conservation Officer comments and potential impact on listed building. Objection then withdrawn on basis of Conservation Officer comments added on file.

Arun District Council Conservation Area Advisory Panel -

No objection in terms of the effect on the character and appearance of the conservation area only, the proposed external alterations and extensions are modest in scale and there should be no adverse impact. However, precise details of the materials, design, and opening mechanism of the proposed new window on the north elevation of the building should be submitted to the Council. So, too, should details of the materials, finishes and detailing of the proposed rear extension and front porch.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. Planning conditions will be added to secure details of new window and porches.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

In general, the proposals have been carefully considered and prepared so as to follow conservation principles or minimise loss of fabric where change is required. It is considered that the alterations have the potential to enhance the listed building through the re-use of windows etc, ensure that the building is put in a good state of repair and appropriately maintained. 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, and taking account of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in Conclusion section of report.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

Grade 2 listed building

Conservation Area (East Street)

Part of the site within Flood Zones 2 & 3

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERDM3 HER DM3 Conservation Areas

HERSP1 HER SP1 The Historic Environment

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 (in this case Littlehampton Neighbourhood Plan).

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."

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

KEY ISSUE:

- Impact of the proposal on the significance of the listed building

HERITAGE

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires there to be special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, and Section 71(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

ALP policy HER DM1 states any listed building proposal should preserve or enhance the historic character, qualities and special interest of the buildings; b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior; c. Protect the architectural and historical integrity and detailing of a Listed Building's interior; d. Protect the special interest of buildings of architectural or historic interest; and e. Protect, and where possible enhance the setting of the building.

Para 194 of the NPPF (2021) states that in determining applications, Local Planning Authorities (LPA) should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Para 195 requires that LPAs should identify and assess the particular significance of any heritage asset which may be affected. Para 199 states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

conservation...This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." In respect of less than substantial harm, para 202 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

A Heritage Statement has been submitted with the planning application, which describes the significance of the listed building, as required by para 194 of the NPPF. The Heritage Statement is comprehensive, which has been of assistance with understanding not only how the building has developed and changed since it was originally constructed, but also in its assessment of the proposed development and its impact. The Heritage Statement identifies that the building's primary significance is as a 17th century farmhouse with a facade of high quality flintwork which is rare for such a modest building. The retention of many historic features, including those added in the 18th century, adds greatly to its special interest. Whilst the immediate setting of the buildings can be appreciated through the interrelating functions of the farm complex and the farmhouse, the wider setting has changed significantly. However, it is considered that the farm complex is still of architectural and historical significance. The Council's Conservation Officer has been consulted on the application and assessed the significance of the heritage assets in his comments, as required by NPPF para 195.

The Conservation Officer confirms that the form and internal layout of the building is such that it is considered possible to allow for such a change (subdivision) without requiring significant/large alterations to the built fabric of the building. The Heritage Statement takes a number of positive approaches to the conservation of historic fabric, which could otherwise be removed as part of the subdivision process. This includes the retention/re-use of existing traditional doors and door openings (through the use of an impression to express a former opening). It is positive to note that these recommendations are incorporated into the proposed floor plans and elevations. It is clear that little alteration is proposed on the ground floor as the existing floor plan allows for a clear and straight forward sub-division. At ground floor, it also is proposed to remove the existing modern tiled fireplace and replace it with a more traditional style fireplace to incorporate a larder. An addendum to the planning application (received 29/07/2021) confirms this proposal regarding the ground floor fireplace, and the Conservation Officer has

confirmed they support this approach as it would result in an enhancement by removing a modern unaesthetically pleasing later addition and replacing it with something more traditional in appearance.

In terms of the first floor there would be greater intervention, which would require the creation of new openings for doors and the insertion of fire proofing details etc. However, all of the areas have been carefully considered with the historic environment in mind. For instance, whilst the creation of a new opening does result in some loss of historic fabric, another existing 18th century door is to be re-used to maintain the internal character of the space, whilst also retaining an important feature that should not be lost or concealed. Another proposal which requires an existing doorway to be sealed up involves leaving an impression in the wall to express the former opening. Details of all new internal joinery such as doors and skirting boards should be provided by way of planning condition. Other alterations such as the blocking up of openings have been designed in such a way that the doors remain 'in situ', with some modern intervention installed behind them. This approach follows

good conservation principals as it allows for the works to be removed and the doorway to function again i.e. be reversible. Other alterations are required as a result of building regulations and have been designed to minimise their impact and to be reversible where possible. The approaches proposed are acceptable and positive. An area of concern was initially raised by the Conservation Officer in respect of the loss of the chimney breast at first floor level in the existing bathroom, when they stated ideally this should be retained. However, an addendum to the planning application (received 29/07/2021) confirms that this chimney breast is now proposed to be retained and the bath placed in front of it instead and the Conservation Officer has confirmed they welcome this approach as it retains historic fabric.

The windows are largely unaffected by the proposals, though where more characterful windows are being removed and replaced by doors, the opportunity to re-use them and replace modern Crittel windows should be embraced. This approach is identified within the Heritage Statement and would remove unsympathetic windows and help to enhance the character of the listed building, which the Conservation Officer is supportive of.

Externally there is very little impact on the building. An additional porch would be added to the west elevation and an additional entrance door and porch would be inserted into the east elevation. These additions would not harm the significance of the listed building and appear to be designed to reflect the existing

building. As a result, they are not considered to be harmful. Details of the new external doors and windows and the proposed treatment of both them along with the new porches would be required by way of planning condition.

In conclusion, the proposals have been carefully considered and prepared so as to follow conservation principles or minimise loss of fabric where change is required. It is considered that the alterations have the potential to enhance the listed building through the replacement of the existing later fireplace, re-use of windows etc, and ensure that the building is put in a good state of repair and appropriately maintained. On balance, the application is considered to not cause harm to the significance of the heritage asset or its setting. As such, the proposals would accord with the relevant legislation, the NPPF and policies HER SP1 and HER DM1 of the Arun Local Plan in terms of its impact on heritage assets.

SUMMARY

For the reasons set out above it is considered that the proposal would preserve and in some respects enhance the significance and setting of the listed building, in compliance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and policies HER SP1 and HER DM1 of the Local Plan. The application for listed building consent is therefore 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 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:

1. Cellar, Ground Floor and First Floor Plans - Proposed (drawing no. 203104/ 03), with exception of fireplace chimney breast in first floor bathroom to Plot 1 which shall not be removed but shall be retained.

2. Elevations - Proposed (drawing no. 203104/ 04).

3. Sections A, B, C and D - Proposed (drawing no. 203104/ 05).

4. Addendum document (received 29/07/2021) - showing fireplace chimney breast in first floor bathroom to Plot 1 shall be retained, and ground floor kitchen modern fireplace to Plot 1 shall be removed and replaced with traditional tiled fireplace and larder.

5. Method Statement on roof strengthening works (prepared by Bryceson Shaw Associates,

dated November 2020).

6. Email from agent Fuller Associates dated 25th June regarding ground floor fireplace and first floor chimney breast proposals.

7. Roof Resin information PDFs 1 and 2 (enq./job no. 5460, dated 29/04/2021)

8. Roof resin repair - before and after photos supplied 7th May 2021

Reason: For the avoidance of doubt and in the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 3 No development shall commence until full details (at a scale of 1:10 or 1:50) of the new external doors and windows (including sections) and their treatment along with details of the new porches have been submitted to and approved in writing by the Local Planning Authority. These works shall then be undertaken in strict accordance with the approved details and thereafter retained as such.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 4 No development shall commence until details of the proposed removal of existing unsympathetic modern windows and their replacement and re-use of existing traditional windows have been submitted to and approved in writing by the Local Planning Authority. These works shall then be undertaken in strict accordance with the approved details and thereafter retained as such.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 5 No development shall commence until details (at a scale of 1:10 or 1:50) of all new internal joinery such as doors and skirting boards have been submitted to and approved in writing by the Local Planning Authority. These works shall then be undertaken in strict accordance with the approved details and thereafter retained as such.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 6 Prior to the installation of any boundary treatments to the 2 plots or any alterations to existing boundary treatments, full details of the proposed location, heights, materials and finishes of these new/altered boundary treatments must be submitted to and approved in writing by the Local Planning Authority. Any approved boundary treatments will then be altered/installed and retained thereafter in strict accordance with the approved details.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation

Areas) Act 1990 (as amended).