

DECISION NOTICE

Application Ref: LU/135/21/L

1 To Addressee

Fuller Associates
10-11 The Parade
Willowhayne Crescent
East Preston
BN16 1NS

2 Site Address

The Farm
39 East Street
Littlehampton
BN17 6AU

3 Description of Development

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

4 In pursuance of their powers under this Act and the Regulations the Council **GRANT** Listed Building Consent, Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one months notice of their intention to carry out the work to English Heritage, Eastgate Court, 195-205 High Street, Guildford, GU1 3EH [Email: e-seast@english-heritage.org.uk](mailto:e-seast@english-heritage.org.uk)

- 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/alterd 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).



Neil Crowther
Group Head of Planning

Case Officer: Ms Myer

Decision Issued: 18th August 2021

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTES

If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).