

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

REF NO: LU/149/19/L

LOCATION: 41 Western Road
Littlehampton
BN17 5PG

PROPOSAL: Application for Listed Building Consent to install boiler in the kitchen. Install shower room adjoining the cloakroom. Close wall opening between the lounge & dining room & replace front outdoor light fitting with new - This application may affect the character and appearance of Littlehampton Sea Front Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal comprises the following : - Install a new boiler in kitchen and remove non working back boiler in fireplace in lounge. - Install new shower room next to the current cloakroom toilet in the hallway. - To close up the opening between the lounge and dining room. - To install two new light fittings either side of the front door on the current brackets.
BOUNDARY TREATMENT	Property fronts the pavement
SITE CHARACTERISTICS	Terraced 2 storey cottage. Grade II, early C19 Listed Building. It is a single storey structure with two pairs of sash windows. The elevations are rendered. There is a slate roof with eaves overhung and supported on 4 thin columns to form a veranda.
CHARACTER OF LOCALITY	Predominantly residential characterised by older style dwellings of varying design.

RELEVANT SITE HISTORY

LU/529/85/L	Demolition Of & Rebuilding Of Dilapidated Back Addition Extension To Form Bathroom Kitchen & Lounge For Bungalow	ApproveConditionally 02-12-85
LU/528/85/L	Demolition Of & Rebuilding Of Dilapidated Back Addition Extension To Form Bathroom Kitchen & Lounge For A Bungalo	ApproveConditionally 30-12-85

LU/325/94/L	Application for Listed Building Consent for amendment to north elevation of previously approved extension-patio doors in lieu of double sash window.	ApproveConditionally 24-01-95
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LU/193/90/L	Application for Listed Building Consent for rehabilitation and rear extension to existing outhouse	ApproveConditionally 10-09-90
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer
Listed Building Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection
Listed building located within the Littlehampton Sea Front Conservation Area, which contains a number of terraced properties of different ages. These properties are predominantly two and three storeys and front on to the pavement. Collectively, these properties provide an important picture of the development of the town as a seaside resort.

The internal works to enlarge the shower room and infill an existing opening will not harm the character of the building and can be considered to be acceptable. Likewise, as the flue is located to the rear of the building it should not be visible from the street-scene. It is recommended that this should be painted black.

The concept of replacing the front lamps are acceptable, subject to details of the lamp to be confirmed by way of condition.

The removal of the back boiler is acceptable, subject to any further alterations to the fireplace. I should state that if the fire surround is to be replaced, the design of this should be dealt with by way of condition.

The application is considered to not cause harm to the significance of the heritage assets or its setting.

You will also need to take into account the contents of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Conservation Area Advisory Committee - No Objection

Given the location of the proposed flue there will be no adverse affect on the conservation area. It is suggested that the flue be painted black.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Details of the proposed external lighting have been submitted with the application and therefore do not need to be conditioned.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

Within Conservation Area

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

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.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

There are no specific policies in Littlehampton Neighbourhood Plan relating to this particular type of development.

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."

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.

CONCLUSIONS

In accordance with para 189 of the NPPF the application includes an assessment of impact on the heritage asset within the works outlined which comprises:

1) Install an efficient condensing compact boiler. The current non working back boiler will be removed and the 1980s fire removed and the original fire opening used as a decorative feature sympathetic to the cottage. The gas flue will be at the back of the property roof through an appropriate slate tile. The size of the flue will be in keeping as per listed department advice. The boiler is compact and will be put in a matching kitchen cupboard. So will not be visible.

2) Make an accessible shower/toilet to be used by the household instead of walking through the the current bedroom to access the bathroom. The existing waste, water and convector fan will be used. It will make a shower room, toilet and sink accessible for the proposed new bedroom. The shower room and cloakroom will be combined together and there will be a sloping wall (as suggested by Conservation Officer) to the side with the current door on the cloakroom repositioned on the new opening inline where the old opening was. There is a large hallway and it will not have any negative effects on the look of the interior or exterior of the cottage.

3) This will make the first room accessible as a second bedroom instead of a lounge. And the other room will be the lounge. This revised layout will improve use of heat within the building particularly considering there is no modern insulation in the property and no double glazing. Separating the rooms will provide more accommodation suitable for a family rather than just a one bedroom cottage. Using insulation between the proposed wall will also help reduce the heating requirements as-well as provide noise insulation between the proposed bedroom and lounge room.

The wall will look the same as the other walls in the room. The new lounge will have the large French doors and windows opening on to the garden. The new bedroom will have door opening on to the hallway and windows.

4) There is currently a lamp/lantern that does not work as a light and is deteriorating with rust. The installation of two lanterns either side of the front door on the current brackets will provide lighting for security and safety reasons. This will be chosen with advice from the listed department and will be added sympathetically to the look of the grade 2 cottage.

The proposals would contribute to continued residential use of the premises and would improve its energy efficiency. They would respect the character, appearance, plan form and historic fabric of the building. As such the impact on the heritage asset would be neutral and without harm.

The assessment which accompanies the application ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 and the improvements proposed would seek to ensure the preservation and enhancement of listed building in accordance with Para 193 which requires great weight to be given to the asset's conservation. The proposal has no adverse impact on the character or appearance of the Conservation Area.

The application is therefore recommended for approval 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 The new flue to the rear of the building shall be painted black.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 3 Prior to any changes to the fire surround associated with the removal of the back boiler precise details of any replacement fire surround shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with approved details.

Reason: To ensure that the internal appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.