

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

REF NO: LU/162/20/L

LOCATION: 20 Western Road
Littlehampton
BN17 5PG

PROPOSAL: Listed building consent for the repointing of front elevation & replacement of rear doors.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks Listed building consent for the repointing of front elevation & replacement of rear doors.
SITE AREA	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is directly adjacent to the public walkway.
SITE CHARACTERISTICS	Number 20 Western Road is an Early-mid 19th century, Grade II two-storey Listed Building. It has a slate roof with Horsham slabs at base. It is pebble fronted with red brick dressings on ground floor, whilst the 1st floor is red brick with modillion eaves cornice. The front elevation of the building indicates that it has been adapted and changed over time. Windows are wooden sliding sash to the front elevation.
CHARACTER OF LOCALITY	The building is also located within the Littlehampton (Seafront) Conservation Area. The Conservation Area contains the older terraced properties along South Terrace. North of these, smaller properties in short rows along Western Road and along Norfolk Road contrast with the larger properties along the front. It is considered that the building is of historic and aesthetic (fortuitous) significance.

RELEVANT SITE HISTORY

LU/41/20/L	Application for Listed Building consent for removal of stud wall on the first floor and joist strengthening works.	ApproveConditionally 14-04-20
LU/131/19/PL	External repairs to the fabric of the building. Upgrading of internal elements and relocation of boiler flue. This application affects the character or appearance of	ApproveConditionally 26-07-19

Littlehampton Sea Front Conservation Area.

Noted.

REPRESENTATIONS

Parish Council - No objection.

No representations received from occupiers of nearby dwellings..

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No objection.

The current proposal relates to repointing the front elevation of the house, as well as the replacement of existing modern doors on the rear elevation.

It is noted that the application has organised for the existing mortar to be analysed so that any new material reflect that already present in the building. This is positive. As long as the mortar will reflect that already present on the building, there is no concern. This can be agreed with the agent.

The proposal also includes the replication of the existing modern rear doors to the rear of the house. It is noted that the new doors will replicate the existing in terms of appearance and materials. Reference is made to the upgrading the doors, and if this is referring to the use of double glazing, it is suggested that this should be undertaken utilising the slimmer glazing units, as opposed to the standard ones. This element of the proposal seems to be acceptable as it only relates to modern fabric.

The proposed works are considered to be acceptable, and 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.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Within 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.

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/are no other material considerations to be weighed in the balance with the Development Plan.

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. Paragraph 189 of the NPPF requires such information to be provided in order to assess the impact of the proposal upon these assets. Paragraph 193 of the NPPF reflects the requirements of Section 16(2) of the Planning (Listed buildings and Conservation Areas) Act 1990 (as amended) which identifies that when considering whether to grant

listed building consent for any works the local planning authority or the Secretary of State 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.

In this instance, it is considered that the proposal does not cause harm to the Listed Building to which it affects, nearby Listed Buildings, or the Conservation Area in which it is sited. This is due to the proposed repointing being predominantly reparative and using material of which matches the host dwelling. Furthermore, whilst the upgrading of the rear doors may not be undertaken as advised by the Conservation Officer (involving slimmer glazing units) as this alteration relates to a modern element of the Listed Building, it cannot be considered to cause harm to its historic fabric. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

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 and statements:

- Location & Block Plan - 60005 - 10/03/2019
- Rear Elevation - Current - 60005 - Rev. A - July 2019
- Design and Access Statement - 20 Western Road

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

3

The materials and finishes of the external wall of the repointing hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy HER DM1 of the Arun Local Plan.