

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

REF NO: LU/172/18/L

LOCATION: Flat 2
33 South Terrace
Littlehampton
BN17 5NU

PROPOSAL: Listed building consent for removal of lath & plaster ceiling & installation of new suspended ceiling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposals include retrospective consent for the removal of a lath plaster ceiling and the installation of a new suspended ceiling below the existing plasterboard ceiling
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary of the site abuts the highway and features a low wall.
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed Building subdivided into flats with rendered elevations
CHARACTER OF LOCALITY	The character of the locality is predominantly residential and features a number of Grade II Listed Buildings of various designs and styles.

RELEVANT SITE HISTORY

LU/158/16/DOC	Application for approval of matters reserved by condition imposed under LU/83/16/L relating to condition 2 - details of sound proofing.	DOC Approved 01-08-16
LU/83/16/L	Application for Listed Building Consent for relocation of kitchen & boiler, remove partition wall, update electrical & heating system	ApproveConditionally 10-06-16
LU/85/03/L	Application for Listed Building Consent to form opening between two front rooms and fit one pair folding timber doors to give flexibility to use as one or two rooms. Convert window in rear room to door giving access to the	ApproveConditionally 05-06-03

garden. Convert existing kitchen into a bathroom and utility room.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

No Objection - In view of the listed status of the property and the retrospective nature of the application it is important that the Conservation Officer is consulted on the plans.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Council's Conservation Officer has been consulted and has verbally raised no objection.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade II listed building

Conservation Area

DEVELOPMENT PLAN POLICES

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. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

The Littlehampton Neighbourhood Plan has been made but there are considered to be no relevant policies to the determination of this application.

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.

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

The proposals include the installation of a new ceiling below the recently replaced lath and plaster ceiling. The existing ceiling within the property was constructed of traditional lath and plaster and was in a poor and dilapidated condition. The application seeks retrospective approval for its removal which it is claimed was necessary since it was compromising both the fire and sound protection between the self-contained flats.

The proposed internal alterations to this Grade II Listed Building are considered to be of a minor nature and would have no adverse impact on the character or integrity of the Listed Building. They would not harm the historic fabric and would be reversible. The ceilings within the flat were replaced with a new plasterboard ceiling with a painted skim finish including new inset downlighters throughout.

The new ceiling will consist of and acoustic Gyproc Casoline MF suspended ceiling below the existing ceiling. The existing down lighters would be relocated in the new ceiling with the holes formed in the

existing ceiling in the original location being sealed. In addition, it is proposed to install 100mm Isover Spacesaver Ready Cut insulation within the void. The void depth will ideally be determined by the existing features including for example the head of existing windows and picture rails.

The proposed alterations will not change the existing ceiling or wall structure already in position. The majority of the existing finishes and features within the property will remain unaffected by the works

The proposal has been considered by the Council's Conservation Officer who has identified that the alterations would not harm the character and integrity of the listed building.

The alterations are considered to be minor and will have no detrimental effect on the heritage asset and immediate environment.

Therefore, it is recommended that listed building consent is granted subject to the below 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.