

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

REF NO: LU/17/22/L

LOCATION: Second Floor Flat
36 South Terrace
Littlehampton
BN17 5NU

PROPOSAL: Listed building consent for the replace fire escape at rear of building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval of a replacement fire escape to the rear of the building.
SITE CHARACTERISTICS	Residential dwellinghouse, sub-divided into flats.
CHARACTER OF LOCALITY	Residential

RELEVANT SITE HISTORY

LU/16/22/HH	Replace fire escape at rear of building. This application may affect the character and appearance of the Littlehampton Sea Front Conservation Area and affect the setting of a listed building.
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Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Littlehampton Town Council - No objection

Conservation Officer - No harm

The proposal is to replace an existing fire escape at rear of building. The heritage statement helpfully identifies that the building was converted into the existing flat formation in about 1990, at which point the fire escape will have been added. It is noted from the plans that the intention is for the replacement staircase to closely resemble the existing one in terms of materials and appearance. This seems to be acceptable and will not cause harm to the Listed Building. Likewise, the location is such that the rear view of the listed building will be maintained.

Reference is made to the fact that brickwork repairs will be undertaken as part of the proposed works. I would suggest that any materials are appropriate for the Listed Building.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
 Grade II Listed Building
 Littlehampton Seafront Conservation Area
 Built up area boundary.

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

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

CONCLUSIONS

Policy HER DM1 relates to listed buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the

historic integrity of the buildings exterior or interior and where possible enhance the setting of the building.

Chapter 16 of the NPPF paragraphs 194, 195, 197 and 199 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

36 South Terrace forms part of a listed building with numbers 30 to 38 (consecutive). The terrace was built in the 1860s by Robert Bushby, a local builder. It is reflected pairs of 3 storeys and stuccoed. Three sash windows each, two contained in semi-circular full height bows. String course above each floor and still course on 1st floor. Bedmould to cornice, parapet. Round headed doorways with semi-circular fanlights, keystones and dripstones over. Nos 35 to 38 faced in cement. Nos 30 to 47 (consecutive) form a group. In accordance with Para 195 of the NPPF, it is considered to be of architectural and historical significance.

It is proposed to erect a fire escape to the rear of the building, affixing to the western elevation and protruding 1.8m past the northern elevation. The structure is like for like except of updates to the configuration due to current safety standards. The fire escape will be an open metal structure, black powdered, galvanised steel. As a replacement structure, to the rear of the building the proposed works would not adversely affect the historical significance of the building, as such there would be no harm caused.

The proposed structure will retain the historically important fabric of the building and allow its continued use and protection as residential dwellings in accordance with para 199 of the NPPF and Policy HER DM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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 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 development hereby approved shall be carried out in accordance with the following approved plans;

- Location Plan
- Proposed North Elevation
- Proposed West Elevation

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 reconstruction and making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.