LISTED BUILDING CONSENT REPORT

REF NO: LU/191/08/L

LOCATION: Manor House
Church Street
Littlehampton

PROPOSAL: Application for Listed Building Consent for the conversion of a storeroom into a DDA Compliant Disabled toilet.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The conversion of an existing store into a disabled toilet for users of the Littlehampton Museum and staff which complies with the Disability Discrimination Act.
SITE AREA	Approximately 0.12 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Building is on a higher level than the car park and Church Street.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Mixture of flint and brick walls, trees and hedging.
SITE CHARACTERISTICS	Mid C19 Building currently occupied by the Littlehampton Town Council and Littlehampton Museum. Raised patio with staff parking area adjacent to the car park. Two storey building painted cream, single storey porch to front, white painted windows. Haninging baskets on south side elevation.
CHARACTER OF LOCALITY	Within the Littlehampton Conservation Area. Car Park adjacent to the Manor House, IT training centre in car park (formerly wc's). St Mary's Church to the east of the site, access to shops in Beach Road to west of site.

RELEVANT SITE HISTORY

LU/187/99/L	Application for Listed Building Consent to restore The Manor House including alterations to the Museum and Town Council Offices and a small extension to provide a lift and disabled ramp access. Minor revisions to approved application LU/329/98L.	Approve Cond 14-10-1999
LU/195/00/L	Application for Listed Building Consent for repositioning of 1 No flagpole mounted at	Approve Cond

	high level on west elevation in order to allow operation from inside adjacent window	12-09-2000
LU/197/95/L	Application for Listed Building Consent for external redecoration. Change of colour to BS 08 B17 and BS 10 C31 windows and cornice to remain white.	Approve Cond 26-09-1995
LU/266/93/L	Application for Listed Building Consent for internal alterations to accommodate revised toilets, additional WC for disabled persons, kitchen at first floor, sluice room at ground floor, 6 person passenger lift and platform wheel chair lift. Revised external approach levels to permit wheel chair access.	Approve Cond 17-11-1993
LU/329/98/L	Application for Listed Building Consent for restoration and improvements including small extension to contain lift	Approve Cond 18-02-1999
LU/87/03/L	Application for Listed Building Consent - attach three brackets to the south wall to secure two historic artefacts to the building to prevent them being damaged or stolen.	Approve Cond 09-05-2003

REPRESENTATIONS

Representations received:

Littlehampton Town Council

As a Town Council application this matter was not considered.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building Section

Conservation Officer

Chairman - Conservation Area Advisory Committee

Consultations responses received:

West Sussex, Listed Building Section - None.

Conservation Officer - No objection but architrave details need to match existing.

Conservation Area Advisory Committee - No comment.

Comments on Consultation responses:

Noted. A condition is to be imposed regarding the new joinery to match the existing.

POLICY CONTEXT

Within Built Up Area Boundary
Grade II Listed Building
Within the Littlehampton Conservation Area

Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	CH1	Character
	CH4	Conservation Areas and Historic Towns and Villages
	CH5	Buildings of Architectural or historical importance
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building and the character and appearance of the Conservation Area.

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 application seeks to convert the existing store room which is located on the ground floor into a disabled toilet.

The store has been used for many years by the Littlehampton Town Council and previously The Littlehampton Urban District Council. The new toilet suite, handrails and alarm cord will comply with the Disability Discrimination Act rules on disabled toilets and the existing doorway is to be widened for wheelchair access. The new architrave detail will match the existing and any internal pipework will be hidden from view and will link up with the existing pipework of the adjacent wc and kitchen area.

The proposed internal alterations are of a minor nature and will not detract from the special architectural appearance or historic interest of the building.

It is therefore recommended that listed building consent should be granted, 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 joinery work shall match the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal appearance of the listed building is satisfactory in accordance with policies CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

3 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, CH4, CH5, DEV1

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons

appear in the Officer report.