**LU/192/07/L**

# LISTED BUILDING CONSENT REPORT

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|---|---|---|
| DESCRIPTION/ ADDRESS | - | Application for Listed Building consent for erection of smoking shelter in rear garden<br>The New Inn 5 Norfolk Road Littlehampton |

## THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | Free standing structure to serve as smoking shelter |
| SITE AREA | 247 square metres approximately |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominately flat |
| TREES | N/A |
| BOUNDARY TREATMENT | Mixture of walls |
| SITE CHARACTERISTICS | Two storey early C19 stuccoed and cobble with brick dressings walled building utilised as Public House |
| CHARACTER OF LOCALITY | Predominately residential |

## RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

## REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Littlehampton Town Council | No objection |
| LOCAL GROUPS | None |
| OTHER | None |

## CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| County Design | Very mundane design. Does nothing for Listed Building |
| Conservation Area Advisory Committee | No comment |

## POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Conservation Area<br>Listed Building Grade II |

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## DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH4, CH5
Arun District Local Plan: GEN7, AREA2, DEV11, DEV10

## 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 regard the special architectural or historic interest of the Listed Building.

## COMMENT ON CONSULTATION RESPONSES

Noted. Revised plans were received on 06-07-2007 with the issues raised by County Design resolved – a natural slate hipped roof was been added with substantial oak timber posts incorporated. The revised proposal is considered acceptable.

## COMMENT ON REPRESENTATIONS RECEIVED

Noted.

## ASSESSMENT OF PROPOSAL

## DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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 the proposal is not considered detrimental to the special architectural or historic interest of the Listed Building.

## 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 design, style, and scale of the proposal reflect its purpose, and the structure is not

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**CONCLUSIONS**

considered detrimental to the special architectural or historic interest of the Listed Building. Positioned within the rear courtyard area of the Public House, the proposal is not considered conspicuously visible in the wider locality, and therefore the appearance and character of the Conservation Area is preserved. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

**LITTLEHAMPTON** LU/192/07/L

Application for Listed Building Consent for erection of smoking shelter in rear garden

The New Inn
5 Norfolk Road
Littlehampton

**RECOMMENDATION**

**Approve Conditions**

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 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies CH5 of the West Sussex Structure Plan, GEN7 and DEV10 of the Arun District Local Plan.

4 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external roof of the building hereby granted consent have been submitted to and approved by the Local Planning Authority and the materials and finishes so approved shall be used in the construction of that building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies LOC1, DEV1, CH4, CH5 of the West Sussex Structure Plan and GEN7, AREA2, DEV11 of the Arun District Local Plan.

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5 The timber posts of the building hereby granted consent shall consist of oak and be built as such, unless written consent is granted by the Local Planning Authority otherwise.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies LOC1, DEV1, CH4, CH5 of the West Sussex Structure Plan and GEN7, AREA2, DEV11 of the Arun District Local Plan.

6 This permission relates to the plans as submitted and amended by substitute plans dated 06-07-2007.

Reason: For the avoidance of doubt.

7 INFORMATIVE:

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

SUMMARY

This Listed Building Consent is granted because it complies with the policies listed below in that the development would not materially affect the architectural or historic character or the setting of the Grade II Listed Building, or the established character and appearance of the Conservation Area, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH4, CH5

LOCAL PLAN: GEN7, AREA2, DEV10, DEV11

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.