

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition

REF NO: LU/194/15/L

LOCATION: 7 River Road
Littlehampton

PROPOSAL: Application for Listed Building Consent for the restoration of front garden wall. Construction of two pillars to accept iron gate and refix iron railings atop stone coping. This application affect the character & appearance of the Littlehampton River Road Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 135 metres squared.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary of the site currently consists of a 0.8 metre high wall in a state of disrepair.
SITE CHARACTERISTICS	The site is occupied by an end of terrace two storey grade II Listed Building with rendered walls and a slate roof. The site falls within the Littlehampton Riverside Conservation Area.
CHARACTER OF LOCALITY	The character of the locality is predominantly residential and features properties of various designs and styles.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

The Town Council's Planning and Transportation Committee considered this matter at their meeting on Monday 17th August 2015 and had no objection to the application.

Conservation Area Advisory Committee:

No objection - Design, detail and colour of railings to be replaced to be submitted to the planning officer prior to installation.

Comments on Representations received:

Comments noted. Condition included on approval in relation to the detail and colour of the

railings.

CONSULTATIONS

Listed Building Officer
Conservation Officer
Directorate of Airspace Policy

Consultations responses received:

Conservation Officer:

The proposal to reinstate the wall to its previous appearance is supported.

The use of railings is supported as it will enhance both the property and the local area.

Please condition details/sample of railing as well as the colour of the railings and the wall.

Comments on Consultation responses:

Comments noted and conditions included.

POLICY CONTEXT

Designation applicable to site:
LB Grade II
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton.

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 application seeks Listed Building consent for the restoration of the front boundary wall and the creation of an additional pillar to allow the installation of railings. This will increase the height of the wall from 0.8 metres to 1.2 metres.

A similar scheme was submitted and approved by the Council for the addition of railings at 10 River Road (the neighbouring property) under reference LU/205/13/L. The Council's Historic

Advisor in response to this earlier application stated "Please condition sample of railing and details of fixings into wall and pillars."

Given the similarities between the proposed works in this application and the earlier submission under reference LU/205/13/L it is considered that they will not adversely impact upon the historic character of the host dwelling.

The alterations to the proposed wall at number 7 are considered to be an enhancement to the property and have received the support of the Council's Conservation Officer subject to the submission of details in relation to the design and colour of the railings and the proposed colour of the wall.

Therefore, it is recommended that Listed Building consent is granted for the proposed development 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.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: Location Plan; Block Plan; Plan View; and Proposed Elevations.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall take place unless and until details and colour of the gate and railings have been submitted to and approved by the Local Planning Authority and the gate and railings shall be constructed and installed in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.

- 4 No development shall take place unless and until details of the colour of the wall have been submitted to and approved by the Local Planning Authority and the wall shall be painted in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.