

LISTED BUILDING CONSENT REPORT**REF NO:** LU/195/09/L**LOCATION:** Flat 4
16 South Terrace
Littlehampton**PROPOSAL:** Application for Listed Building Consent for internal works.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Demolition of a partition wall between the kitchen and lounge, relocate approximately 600mm to the east to form a bedroom and locate the kitchen within the recess in the existing lounge a new boiler and a flue passing through the rear wall of the dwelling.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Cast Iron railings to the front of the site approximately 1.5m high.
SITE CHARACTERISTICS	Mid terrace 4 storey Grade II Listed Building. Rendered elevations, hipped slate roof, flat roof dormers. 1st floor balcony.
CHARACTER OF LOCALITY	The site is located within a Conservation Area. Characterised by 3-4 storey terraced properties. Tennis courts opposite the site.

RELEVANT SITE HISTORY

LU/197/92/L	Application for Listed Building Consent to repaint front exterior of building.(Masonry pale yellow and woodwork white) Installation of guttering to balcony roof.	Approve Cond 09-10-1992
LU/581/84/L	Alterations and extension	Approve Cond 16-01-1985
LU/582/84/L	Application for Listed Building Consent - Alterations and extension	Approve Cond 16-01-1985

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

West Sussex - Listed Building

Conservation Area Advisory Com

Consultations responses received:

County Design: The revision to the internal wall is minor. It is not detrimental to the historic fabric of the building.

Conservation Area Advisory Committee: No comment

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built-up Area Boundary

Grade II Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN7](#)

[GEN2](#)

[DEV14](#)

The Form of New Development

Built-up Area Boundary

Listed Buildings and Enabling Development

PLANNING POLICY GUIDANCE

PPS1

PPG15

Delivering Sustainable Development

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.

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."

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.

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 proposed application seeks consent for internal alterations to form a further bedroom, the relocation of the kitchen into the existing lounge and for a new boiler to be located within the rear bedroom with a flue to be passing through the rear wall of the property. The proposed works are internal alterations and works to the rear elevation, therefore the alterations will not impact upon the character and appearance of the existing Grade II Listed Building.

The re-location of the boiler to the rear bedroom and the flue to pass through the rear wall is considered to enhance the appearance of the principle elevation as the existing flue is located within the front elevation and viewed above the balcony which would no longer be required. It is considered prudent to attach a condition requiring the existing flue to be removed which is considered to enhance the appearance of the Grade II Listed building.

County Design have commented on the application and have made no objection to the proposed work as the proposal is not considered to be detrimental to the historic fabric of the building.

It is therefore recommended that Listed Building Consent is 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 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 policy GEN7 of the Arun District 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 policy DEV10 of the Arun District Local Plan.

- 4 Within 2 months of the Listed Building Consent being implemented, the existing flue within the front elevation of the property shall be removed, and the wall 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 policy GEN7 of the Arun District Local Plan.

5 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

LOCAL PLAN: GEN2, GEN7, DEV14

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.