

**LISTED BUILDING CONSENT REPORT****REF NO:** LU/219/09/L**LOCATION:** The Old House  
37 East Street  
Littlehampton**PROPOSAL:** Application for Listed Building Consent for demolition of 2 no. chimneys and re-construction of one chimney to two thirds original height.**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                               |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | Application is to demolish two outer chimneys and replace chimney No.3 on south elevation to 2/3rds height using original bricks.                                                                                                                                             |
| SITE AREA                   | N/A                                                                                                                                                                                                                                                                           |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                           |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                                                            |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                                                                                                |
| BOUNDARY TREATMENT          | Flint pebble wall 2m high to road frontage.                                                                                                                                                                                                                                   |
| SITE CHARACTERISTICS        | Detached 2-storey property with porch to side. Plain clay tile roof, flint elevations and brick quoins. Metal brackets supporting guttering. 3 chimneys. Chimney (No.1) closest to Franciscan Way on north west corner is badly leaning. Chimneys to be demolished are brick. |
| CHARACTER OF LOCALITY       | Town Centre location. Residential on perimeter of retail uses. Car park to west.                                                                                                                                                                                              |

**RELEVANT SITE HISTORY**

|             |                                                                                                                         |                            |
|-------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------|
| LU/270/91/L | Application for Listed Building Consent for internal alterations and partial demolition and rebuilding of boundary wall | Refused<br>18-11-1991      |
| LU/332/08/L | Application for Listed Building Consent for various alterations to the property                                         | Approve Cond<br>04-02-2009 |
| LU/226/09/L | Application for Listed Building Consent for demolition of chimney and re-construct to revised height                    | Withdrawn<br>11-09-2009    |
| LU/487/84/L | Construction of replacement garage and amendment to driveway within site only                                           | Approve Cond<br>28-11-1984 |

LU/509/84/L

Application for Listed Building Consent -  
Construction of replacement garage

Approve Cond  
28-11-1984

## REPRESENTATIONS

### Representations received:

Littlehampton Town Council

No objection.

### Comments on Representations received:

None

## CONSULTATIONS

West Sussex - Listed Building  
The Ancient Monuments Society  
Council for British Archeology  
The Georgian Group  
Soc. Protect. Ancient Buldgs  
The Victorian Society  
Littlehampton Civic Society

### Consultations responses received:

County Architect - Works are essential. Permit design.

Conservation Area Advisory Committee - Regret the permanent loss of the second chimney.

### Comments on Consultation responses:

The chimneys are dangerous. Chimney No.1 which is not to be replaced does not serve any internal fireplace.

## POLICY CONTEXT

Designation applicable to site:

Class A Road  
Designated Conservation Area  
Listed Building Grade II

## DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN7](#)  
[AREA2](#)

The Form of New Development  
Conservation Areas

## PLANNING POLICY GUIDANCE

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.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to 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**

Chimney No.1 in the north west corner of the roof is badly leaning and dangerous and chimney No.3 is also structurally unstable.

The works have been agreed by the Historic Buildings Adviser. Chimney No.3 will be rebuilt using the original materials. Chimney No.1 is not located on a principal elevation of the building and does not serve any internal fireplace. The works to the chimney would prolong the life of the building and prevent further significant damage.

The works are reasonably necessary and include the use of appropriate materials and re-use of existing bricks. The special architectural and historic interest of the building would therefore be retained. There would be no adverse effect on the character or appearance of the Conservation Area.

It is 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 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 policy 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 GEN7 and DEV10 of the Arun District Local Plan.

- 4 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 amenity on the surrounding area and its character or the character and integrity of the Listed Building and there are no material considerations to indicate otherwise.

#### RELEVANT POLICIES

LOCAL PLAN: 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.