

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

REF NO: LU/222/19/L

LOCATION: 12 River Road
Littlehampton
BN17 5BN

PROPOSAL: Remedial works to install a new supporting beam at 1st floor level supported on a new vertical post from basement.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A.
SITE CHARACTERISTICS	Number 12 River Road is an early C19, Grade II Listed Building. It is of 2 storeys, with an attic floor and basement. It is red brick with three bays. It is raised from the road which enables it to have a more prominent position on the street-scene. Steps lead to the front door which has a wooden box porch. It is noted that no's 4, 5, 7, 8, 10 and 12 form a group.
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

LU/256/17/L	Application for listed building consent to remove 1st floor partition to create large sitting room.	ApproveConditionally 19-12-17
LU/307/14/L	Application for Listed Building Consent for refurbishment works to out-building to create hobby room & include internal works	ApproveConditionally 12-12-14
LU/214/10/	Remove section of internal non-load bearing ground floor wall and associated remedial works to create 'protected' staircase.	
LU/215/10/L	Application for Listed Building Consent to remove section of internal non-load bearing ground floor wall and associated remedial works to create 'protected' staircase.	ApproveConditionally 01-09-10

Relevant history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 19th August 2019 and had no objection to the application.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Environment Agency

Conservation Officer

Directorate of Airspace Policy

CONSULTATION RESPONSES RECEIVED:

Number 12 River Road is an early C19, Grade II Listed Building. It is of 2 storeys, with an attic floor and basement. It is red brick with three bays. It is raised from the road which enables it to have a more prominent position on the street-scene. Steps lead to the front door which has a wooden box porch. It is noted that no's 4, 5, 7, 8, 10 and 12 form a group.

It is thought that the property has maritime links due to its location to the river. It is reputed that numerous properties in the immediate River Road area would have been occupied by sea captains' families.

Whilst the property has been extended to the rear, its layout, and general appearance have not significantly altered.

It is therefore considered to be of both architectural and historical significance. The property is also located within the Littlehampton River Road Conservation Area which developed in a number of stages during the first half of the 19th Century. The area is an important reminder of the historical development of the town and contains a number of attractive buildings within it. As a consequence, it is also considered to be of both historical and architectural significance.

The proposal is to undertake works of a structural nature and are purely internal. They appear to be designed so as to minimise the intervention to the existing historic fabric, and layout. Any new materials must match the existing ones on a like-for-like basis.

Based on the justification for the works, the proposed method, and limited impact, it is considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in

accordance with the relevant policies within the Development Plan, along with these comments
You will also need to take into account the contents of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
Within the Conservation Area
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

[Littlehampton Neighbourhood Plan 2014 Policy 17](#) Buildings and Structures of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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."
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

PRINCIPLE

The application concerns internal works to a grade II listed building. Given the building's listed status, any alterations should protect and enhance the special historic and architectural character of the building, and preserve its setting.

The key policy is deemed to be HER DM1 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, because the listed building is significant heritage asset proposals should protect the setting of these buildings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, 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."

Policy 17 of the Littlehampton Neighbourhood Plan identifies the properties in Appendix 4 of the Plan as locally important heritage assets. The effect of a planning application proposal on the significance of these non-designated heritage assets will be taken into account in determining the application in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

SUMMARY

Following the comments of the conservation officer it is considered consent be approved conditionally.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

New beam plan 1/7/19

19072.01

19072.02

Site Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HERDM1 of the Arun Local Plan.