

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

REF NO: LU/224/18/L

LOCATION: 36 - 38 Surrey Street
Littlehampton
BN17 5BH

PROPOSAL: Listed building consent for conversion of basement and ground floor from Bookshop to 3No. holiday lets

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for reconfiguration of the internal layout of the ground floor and basement to create 3 self-contained holiday let apartments, whilst maintaining the existing hairdressers. This includes a two-bedroom studio apartment at basement level with two separate one-bedroom apartments at ground floor. Each apartment has its own private entrance, kitchen, bathroom and lounge area. The works have already been undertaken.
BOUNDARY TREATMENT	Black metal railings approximately 1m high at one entrance to site
SITE CHARACTERISTICS	The exterior of the building is painted white brick with one window to the East and 3 windows to the South on the ground level. The main entrance to the property is located on the East front of the building, a corner doorway with curved double doors, the top half of which are glazed, which currently serve as an entrance to the hairdressers. Next to this the shop front features a large bay window with a triangular head. The South front of the building includes 3 large windows with another external door.
CHARACTER OF LOCALITY	Town Centre location. River Road Conservation Area abuts the site to the south. Retail/office uses predominate at ground floor level with residential over in two, mainly 3 storey buildings in Terminus Road, High Street and Surrey Street. Predominately residential in River Road with buildings mainly of 2 storeys. Nearby Listed Buildings include 20 to 24 Surrey Street 32 Surrey Street (Public House) and Nos. 1,4,5,7,8,10 and 12 River Road

RELEVANT SITE HISTORY

LU/180/16/L	Application for listed building consent for the retention of railings & gate at front of property.	Refused 10-10-16
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LU/277/14/PL

Change of use from Hairdresser (A1 Shops) to Cocktail
Bar (A4 Drinking Establishments)Withdrawn
23-10-14**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Littlehampton Town Council

Objection - The application affects the features of a listed building. It was observed that the application lacked any information regarding the extent of the work inside and Members were therefore unable to judge the impact on the integrity of what was a Grade II listed building. Members were also disappointed to see that the planning application was retrospective and that the Conservation Area Committee had had no objection to the proposals. Observing that the location was in or near a flood risk area and that the basement was inhabited, the application also lacked a flood risk assessment.

COMMENTS ON REPRESENTATIONS RECEIVED:

Flood risk is not a consideration in relation to this application for listed building consent. The planning case officer has inspected the site internally and the works undertaken have not adversely affected the character or appearance of the listed building.

No Conservation Area Advisory Committee comments have been received in respect of this application.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The application relates to the conversion of basement space and an area of the ground floor from Bookshop to 3 holiday lets.

The concept of the change of the use of the space is acceptable as it enables compatible uses to be introduced to the conservation area; there is a mixture of residential and retail/commercial uses in the local area.

A significant amount of internal works have been undertaken in order to accommodate the new uses. As the works are retrospective, it is not possible to determine the scale of the impact i.e. in terms of the loss of historic fabric. It is considered that the proposed/implemented floor plan is acceptable as the majority of the floor plan is retained.

There is a proposal to install further railings to the front of the shop. Railings have been fitted into other parts of the conservation area where it has been proven that they were there historically. In addition, they should be of a design and materials to reflect the status of the property as a listed building, located within a conservation area. At the moment, it is not clear what the railings will look like, and a full commentary cannot be provided.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Although a photograph of the railings at one of the entrance to the site is included on the Basement Floor Plan there are no precise details of the railing material, height or dimensions

included in the application. The railings were not included in the application description and have now been deleted from the proposal.

POLICY CONTEXT

Designation applicable to site:
Within Built up Area Boundary
Designated Conservation Area
Grade II Listed Building

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings
HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan2 011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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. Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. There are no relevant policies in Littlehampton Neighbourhood Plan.

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 is retrospective and includes the removal of non-original partition walls. The layout of the property includes a two-bedroom studio apartment on the basement level, accessible from the external staircase, while the ground floor has two separate one-bedroom holiday apartments. The works undertaken have not adversely impacted on the character or integrity of the listed building. No features of historic merit have been altered and no historic floor plans have been altered.

The proposed railings which lacked detail have now been deleted from the proposal.

The application is therefore recommended for approval.

RECOMMENDATION

APPROVE