

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

REF NO: LU/234/21/L

LOCATION: 13 South Terrace
Littlehampton
BN17 5NZ

PROPOSAL: Listed building consent to re-paint front elevation where already previously painted (Paint colour is pale grey 'Shallows' by Little Greene Paint Company), replace 2 No. PVCu windows on top floor at front of house with timber framed casement windows with slimline double glazed glass & replace a modern push-bar fire exit door on first floor with a wooden exterior Georgian style door with secure locking system.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
BOUNDARY TREATMENT	Properties railings forms boundary with footpath.
SITE CHARACTERISTICS	Numbers 13 to 15 South Terrace (consecutive) are identified as a Grade II Listed Building. it is considered to be late C18/early C19 terrace of town houses. 3 storey, attic and basement with area. 2 windows and 2 dormers each. Originally red brick with grey headers and yellow brick dressings, quoins and modillion cornices, and parapet of red brick and grey headers; but ground and 1st floors of No 13 now painted, leaving only the top floor unpainted. No 14 wholly stuccoed and has moulded cornice, and No 15 wholly painted. Glazing bar sash windows except on 1st floor, with rectangular fanlights and panelled reveals and soffits. 6 panel moulded doors to Nos 14 and 15. The listed building forms a group with numbers 3 to 20 (consecutive) South Terrace.
CHARACTER OF LOCALITY	The Littlehampton Seafront Conservation Area contains a number of attractive buildings associated with the development of the town as a seaside resort. Of relevance to this application is the fact that the older terraced properties within the conservation area are those along South Terrace either side of Norfolk Road. These buildings are important in that they formed part of the development of the area as a seaside resort.

None

REPRESENTATIONS

Littlehampton Town Council - no objection

1 letter of support.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The existing windows on the top floor of the house are of an inappropriate material and their replacement is supported. I note the desire to replicate the existing method of opening and, based on their discrete location, I am happy for the style to remain (in this particular instance). The existing windows being of inappropriate materials and already double-glazed means that I am able to support the use of the slimlite double glazing systems. This is on the basis that no historic fabric was affected and that the applicants are attempting to improve the windows at this level. This approach is supported by guidance prepared by Historic England. I hope that the windows will be painted white like the existing ones. You may wish to confirm this.

The application is considered to not cause harm to the significance of the heritage assets or their setting. 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

BUAB

Conservation Area

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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 or the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

Policy HER DM1 relates to listed buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the historic integrity of the buildings exterior or interior and where possible enhance the setting of the building.

Chapter 16 of the NPPF paragraphs 194, 195, 197 and 199 relates to identification and assessment of the significance of the heritage asset and the weight given to the conservation of the asset.

Paragraph 194 requires the applicant to describe the significance of the heritage assets. A heritage statement has been completed and the historic register consulted.

Paragraph 195 requires the local authority to assess the significance of the impact to the heritage asset that may be affected by a proposal. The asset is of significance to the Littlehampton Seafront Conservation Area. The proposed works are to the exterior of the building and largely do not involve the historical fabric of the building and are considered minor works.

The change in colour to the front elevation is a sympathetic choice, utilising a pale colour which will sit alongside other dwellings in the terrace. The replacement of the upper floor south facing UPVC windows with timber framed slimline glazing in white, along with the replacement of a modern fire escape door with a more traditionally designed door is seen as an upgrade and will better suit this historic building.

Due to the modest scale of the works it is considered that the proposal will not cause harm to the Listed Building as such accords with policy HER DM1 of the Arun Local Plan, in that it will protect and enhance the special historic and architectural character of the building.

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 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 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 HER DM1 of the Arun Local Plan and the NPPF.