

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

REF NO: LU/245/19/L

LOCATION: Friends Meeting House
23 Church Street
Littlehampton
BN17 5EL

PROPOSAL: Listed building consent for the replacement of single sash window to east elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a replacement single sash timber framed white window to the east elevation. The existing window is in disrepair. The wood frame has rotten beyond repair. It is proposed to replace this window as existing. A local joinery company have been appointed to make and install the window to match the existing. The window is located in the library.
BOUNDARY TREATMENT	The front boundary of the site features a 2m high brick wall which runs adjacent to Church Street.
SITE CHARACTERISTICS	The building is currently used as the Littlehampton Friends Meeting House for the Quakers. It comprises a 2 storey Grade II Listed Building with flint and rendered elevations and a slate roof.
CHARACTER OF LOCALITY	The immediate locality is identified as a Conservation Area and is a mixture of residential and commercial uses and features a number of listed buildings.

RELEVANT SITE HISTORY

LU/82/18/L	Listed Building Consent for internal & external alterations to provide wheelchair access	ApproveConditionally 18-07-18
LU/152/17/PL	Internal & external alterations to alter wheelchair access. This application affects the character and appearance of East Street Littlehampton Conservation Area	ApproveConditionally 15-12-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The building is a Mid C19 L-shaped building, which is faced with cobbles with brick dressings and quoins. The main hall of 3 bays has 2 large pointed windows and there is a pointed arch over the entrance. There is a 2 storey wing at east end with canted bay to street elevation. .

It is also located within the Littlehampton: East Street Conservation Area where the special character and appearance of the area largely derives from the great variety In age (although the majority of the buildings are Victorian/ Edwardian), style, form, function and materials of the buildings within the area.

The building is therefore considered to be of historical and communal significance.
I note from the heritage statement that the window will be replaced on a like-for-like basis. As a consequence, it is considered that the proposal will 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.

Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) should be considered.

Conservation Area Advisory Committee - No Objection
Welcome the submission of large scale joinery drawings of the proposed window.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Section 66 refers to consideration of applications for planning permission. Compliance with Section 16 is considered below and the proposal is compliant with section 72 since it preserves the appearance of the Conservation Area.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Conservation Area
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

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 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.

There are no specific policies in Littlehampton Neighbourhood Plan relating to this particular type of development

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 proposes a replacement window which would match the existing timber window in appearance design, proportions and materials. In accordance with para 189 of the NPPF the application includes an assessment of impact on the heritage asset

The proposals would contribute to continued use of the premises. The replacement window would respect the character, appearance, design and historic fabric of the building. As such the impact on the heritage asset would be neutral and without harm.

The assessment which accompanies the application ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 and the improvements proposed would seek to ensure the preservation and enhancement of listed building in accordance with Para 193 which requires great weight to be given to the asset's conservation. The proposal has no adverse impact on the character or appearance of the Conservation Area.

The application is therefore recommended for approval 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.