

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

REF NO: LU/247/13/L

LOCATION: Manor House
Church Street
Littlehampton

PROPOSAL: Application under Regulation 13 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990 for Listed Building Consent to restore East elevation including reinstatement of original features.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to restoration of the east elevation of the building following demolition of the later extension which has now been removed.
SITE AREA	Approximately 730 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary part verge, part brick/wall to approximately 1m high. To churchyard approximately 2m high flint wall.
SITE CHARACTERISTICS	The Manor House is a detached 2 storey building with rendered elevations which is used as offices by the Town Council.
CHARACTER OF LOCALITY	Edge of town centre location within the Littlehampton East Street Conservation Area comprising mainly 2 storey residential properties of varying age design and form. Church adjoins site to the east.

RELEVANT SITE HISTORY

LU/14/13/L	Application for Listed Building Consent for the demolition of former ADC Housing offices and making good of east elevation of retained building	ApproveConditionally 14-03-2013
LU/21/13/CA	Application for Conservation Area Consent for demolition of existing building within the East Street Littlehampton Conservation Area	ApproveConditionally 14-03-2013
LU/400/73	2 - storey office block 8,000 sq ft	ApproveConditionally 03-09-1973

LU/20/13/	Demolition of existing building (Local Government Housing Office B1 Business) remedial work to east elevation of Manor House & site enhancement comprising change of use to temporary garden area (D2 Assembly and Leisure)	ApproveConditionally 14-03-2013
LU/467/73	Two storey office block	Approve 08-10-1973

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Advisor - No Objection.

Please condition details of replacement render as specified by the Winchester Lime Centre.

Conservation Area Advisory Committee - No Objection

Comments on Consultation responses:

Comments noted. A condition is to be imposed as requested. The agent has advised that the new render will be mixed in accordance with a detailed specification from The Lime Centre.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

Within Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

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

The Form of New Development
Conservation Areas

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

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

The application site is located at the southern end of the East Street, Littlehampton Conservation Area. The properties within this part of the Conservation Area are varied in appearance, scale and design.

Listed Building application LU/14/13/L granted consent to repair and renovate this elevation of the building. The plans submitted at that time were based on the anticipated appearance of the elevation. The configuration and position of openings is different from those previously assumed. The relatively recent addition to the Manor House has now been removed and the appearance of the site and the listed building and its setting have improved. However the original side elevation of the building is now exposed following removal of the plaster finish. The number of openings and their positions are not as previously anticipated. Clear evidence of the original appearance and configuration has now emerged and the detailed proposals for the making good of this elevation have been amended accordingly.

The proposed alterations are considered to enhance the character and appearance of the building. The moulded cornice/parapet wall and horizontal banding would be reintroduced on the exposed section of the Manor House. No records have been found to illustrate the appearance of the building before the addition of the extension, but it would be reasonable to assume that this section of the Manor House matched the appearance of the rest. Existing plastered surfaces are to be replaced with render and painted to match the existing.

The proposal represents a sympathetic approach to enhance the general appearance of the east elevation of the building in an appropriate manner and would reinstate features that would improve its appearance.

It is, therefore, recommended that the application be approved 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 The development hereby approved shall be carried out in accordance with the following approved plans:281/14/RevA.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The new plasterwork, parapet wall, string course, pilaster and moulded cornice shall match exactly the materials,details, dimensions, finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with the National Planning Policy Framework.

- 4 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 the National Planning Policy Framework.

- 5 The replacement render shall accord with that specified by the Winchester Lime Centre.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with the National planning Policy Framework.

- 6 INFORMATIVE: For the avoidance of doubt this approval does not purport to grant consent for any replacement of existing windows in the southerly portion of the east elevation which would require a separate application for listed building consent.