[redacted]

REF NO: LU/252/08/L

LOCATION: 12 River Road
Littlehampton

PROPOSAL: Application for Listed Building Consent for new pitched roof over existing out building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The new pitched roof construction will measure approximately 6.4m in length, 3.4m in depth by 1.3m in height.
SITE AREA	Approximately 572 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front and side boundaries flint wall approximately 1.2m-1.5m in height. Rear boundary close boarded fencing approximately 1.8m in height, side boundaries flint wall approximately 1.8m-2.5m in height.
SITE CHARACTERISTICS	Early C19 Grade II Listed Building. Three storeys with attic and basement, steps lead up to front door, three dormer windows to front. The property has red brickwork with cream painted casement windows, black front door with a slate roof.
CHARACTER OF LOCALITY	Within the River Road Conservation Area. Residential with a mixture of old and new properties, detached, semi-detached and terraced, some of notable character.

RELEVANT SITE HISTORY

LU/316/07/L	Application for Listed Building consent for the installation of a flue as part of a central heating and hot water system	Approve Cond 25-09-2007

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building Section

Conservation Officer

Consultations responses received:

West Sussex, Listed Building Section
The new pitched roof is an improvement on this rear outbuilding.

Conservation Officer
I see no objections since, overall, there will be an improvement to the appearance of the outbuilding and to that extent the proposals will enhance the character and appearance of the Conservation Area. All new windows and doors need to be of painted timber.

Comments on Consultation responses:

Noted. A condition is to be imposed specifying that the new door and window is to be of painted timber.

POLICY CONTEXT

Within the Built Up Area Boundary
Grade II Listed Building
Within the Littlehampton (River Road) Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	CH4	Conservation Areas and Historic Towns and Villages
	CH5	Buildings of Architectural or historical importance
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

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 and 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 property is a Grade II Listed Building and is sited within the River Road Conservation Area. The property has been extended in the past with a flat roof addition to the rear but there are many original features remaining externally and internally.

The existing outbuilding which is located on the eastern boundary is in a poor state of repair and the application seeks to renovate this structure with a new pitched roof. There is an existing wc that is attached on the southern side and the new slate roof will be the same height as this structure. There is a window and door on the outbuilding and these are to be replaced by a timber sash window with a timber panelled door.

The proposed refurbishment will bring this derelict outbuilding into a useable garden storage area/wc and it is not considered that this would detrimentally harm the architectual or historic interest of the listed building.

It is therefore recommended that listed building consent be granted, 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 reconstruction of the outbuilding 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 policies CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

4 All external joinery shall be of painted timber

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

5 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 policies CH5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

6 INFORMATIVE:
Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, CH4, CH5, DEV1

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.