

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

REF NO: LU/258/18/L

LOCATION: Flat 3 16 South Terrace
Littlehampton
BN17 5NZ

PROPOSAL: Application for listed building consent for propping canopy and supporting timber posts, demolition and reinstatement of the balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The development comprises removal and replacement of the balcony attached to the existing building on a like for like basis. The intention is to reinstate the property to its original condition.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The flat comprises part of a 5 storey property with cream painted stuccoed elevations and occupies the first floor. The building includes a bay window at each floor to the front elevation and a balcony with canopy at first floor.
CHARACTER OF LOCALITY	The property is surrounded by older style dwellings and is sited in a Conservation Area opposite tennis courts to the south.

RELEVANT SITE HISTORY

LU/3/16/L	Application for Listed Building Consent to convert one bed flat into two bed flat involving re-arrangement of 3 internal partitions	ApproveConditionally 01-04-16
LU/155/14/L	Application for Listed Building Consent for new wooden sash window frames to bay & side windows, front elevation at second floor level only.	ApproveConditionally 28-07-14
LU/195/09/L	Application for Listed Building Consent for internal works.	ApproveConditionally 05-10-09

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Support

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The application appears to be a like for like replacement of the existing balcony in order to ensure that a key feature of the listed building is satisfactorily maintained. Such a proposal is therefore supported.

In order to ensure that the works are undertaken on a 'like-for-like' basis, you may wish to request some more detailed pictures of the existing beams etc. are taken prior to the commencement of works in order to ensure that any replacement ones are the same.

All of the colours of the wood and metal work should match the existing. If any colour is to change, this will require the submission of a separate Listed Building Consent application.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building
Conservation Area
Class B road

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings
HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

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.

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Yapton.

There are no specific policies in Littlehampton Neighbourhood Plan relating to this 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 proposal involves the following:

- Careful removal of the felt roof covering back approximately 1m from the east side of the balcony and cutting back timber roof cladding to the second curved roof rafter and replacement with new, painted to match original.
- Removal of fire damaged curved roof rafter and supporting beam and replacement with new to match.
- Infill with ply and paint with primer, undercoat and gloss top coat.
- Ply closure below balcony handrail to be removed, replaced with new and painted to suit existing.
- Careful removal of soot deposits from masonry on south side of balcony.
- Prepare and paint with 2 coats of masonry paint.
- Window frames to be prepared and painted to match existing.
- Handrails and balustrades on south side of balcony to be primed and painted to match existing.

The proposal would not materially alter the appearance of the balcony and would ensure its long term retention. The proposal would have no adverse impact on the integrity of the listed building and would be acceptable in terms of the impact on the character of the listed building. It would therefore accord with policy HER DM1 of the Arun Local Plan.

The application is 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.
- 2 Prior to commencement of works a detailed record, to include photographs, shall be made of all parts of the existing balcony.

Reason: In order to ensure that the works are undertaken on a 'like-for-like' basis and that the architectural and historic interest of this Listed Building is safeguarded in accordance with policy HER DM1 of the Arun Local Plan and the NPPF.
- 3 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.
- 4 All of the colours of the wood and metal work should match the existing.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.
- 5 **INFORMATIVE:** This Listed Building Consent does not purport to grant permission for any internal alterations to the flat for which a separate application for planning permission is required under the provisions of the Town and Country Planning Act 1990 (as amended).