

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

REF NO: LU/296/19/L

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

PROPOSAL: Listed building consent for the removal of existing rotten modern 2x2 timber studwork & modern plasterboard with skim coat plaster & replaced with 2x2 treated timber studwork & new saviot wood wool board & lime plaster & removal of existing ground floor modern plasterboard ceiling & replacement with new.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The area of existing modern plasterboard ceiling measures 2.8m by 9.3m and serves the hospitality entrance and library area..
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
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/245/19/L	Listed building consent for the replacement of single sash window to east elevation.	ApproveConditionally 20-09-19
LU/335/18/L	Listed building consent to strengthen the first floor structures by the addition of new joists being positioned alongside existing joists.	ApproveConditionally 30-01-19
LU/82/18/L	Listed Building Consent for internal & external alterations	ApproveConditionally

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Littlehampton Town Council

No Objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Conservation Area

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

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 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(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."

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 building is currently used as the Littlehampton Friends Meeting House for the Quakers. The building is in good state of repair and is currently being renovated by Internal and external works to improve disabled access as well as strengthening of the 1st floor floor structure.

During these works, it has been identified that the internal walls had been covered up with plasterboard which had not allowed the existing walls to breathe. Therefore, the plasterboard was rotten and deteriorating. It was also noted that the ground floor ceiling had been covered in plasterboard which had also come to the end of its life. It is believed that this work had been carried out circa 1968 before the listing of the property in 1975. In accordance with para 189 of the NPPF the application includes an assessment of impact on the heritage asset

With regard to walling the removal of the modern plaster board and skim plaster which had been detrimental to the building and the replacement of the Saviot wood wool board and lime plaster would improve and benefit the building.

Ceiling works to strengthen the first floor have already gained approval under LU/335/18/L. The method of strengthening was from above via a complex system that involved numbering of floorboards to ensure that the floorboards were put back in their original position. During the works it was felt that strengthening of the floor from below was not only a more sensible option but would also allow the replacement of a defunct ceiling plasterboard.

The works that had been carried out involved the removal of a modern material and the replacement of a better modern material that would allow the existing fabric of the building breathe and therefore was an improvement

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. With reference to para 194 of the NPPF no harm has been identified to the Listed Building. The works are internal and 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.