

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

REF NO: LU/301/18/L

LOCATION: Locomotive Inn
74 Lyminster Road
Littlehampton
BN17 7LW

PROPOSAL: Listed building consent for the erection of various illuminated & non-illuminated signs to exterior of building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE CHARACTERISTICS	Property is a Grade II Public House, surrounded by residential dwellings. Railway line adjacent to the property and a small shop opposite.
CHARACTER OF LOCALITY	Residential area.

RELEVANT SITE HISTORY

LU/255/14/L	Revised internal layout and changes to pub garden and outside space including adaption of pergola, widening of door, removal of bar and food counter, new opening, new planter, extended flagstones, removal or rear porch and creation of new rear entrance.	ApproveConditionally 06-10-14
LU/297/18/A	Various illuminated & non-illuminated advertisements on front elevation.	

Application submitted for advert consent in conjunction with this application - reference LU/297/18/A.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Littlehampton Town Council:
No objection received from Littlehampton Town Council.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

The listed building consent application relates to the provision of various illuminated and non-illuminated advertisements on the front elevation of the property.

The property is a two storey, detached public house with flint elevations, red brick quoins and a slate roof. A modern single storey brick extension is present on the southern side elevation. It has been listed, grade II.

The building is set back from the road by an area of grass and hardstanding. There is also a beer garden to the side, which has a pergola as a means of access

The general approach to maintaining the current appearance is considered to be suitable for the property. The provision of too much signage can lead to a cluttering of the elevation which detracts from its character, and therefore significance. I provide the following comments regarding the signs, and the proposed colours etc.:

Signs 'a' and 'b' are similar in appearance to the existing signs, albeit with the main difference being the new decorative elements. As such, they are considered to be acceptable.

Signs 'c' and 'f' are new which are intended to display a mixture of permanent and temporary information, via a lockable poster case. It is considered that the messages displayed on the permanent boards have already been presented on the main post sign, and are not needed to be presented again. The introduction of four new signs here would cumulatively lead to a cluttering of the principal elevation of the building, and would detract from its appearance and character. As a consequence, these elements are not capable of support.

I note from the information provided for sign 'd' that the intention is to replace the material used from wood to aluminium. Such a proposal is unfortunate, and ideally the existing traditional should be used. However, on balance such a material can be used as it reflects the material used on the other existing signs. The refurbishment of sign 'e' is acceptable and it only affects something which was erected a number of years ago.

Sign 'g' consists of three new brass lanterns to the main entrance and garden entrance signs ('d' and 'e'). It is noted that two of the lanterns will replace an existing trough light on sign 'd', whereas the lantern proposed for sign 'e' will be a direct like for like replacement. It is considered that this approach is acceptable as it will not harm the character of the building.

Sign 'h' relates to the installation of 4 new LED floodlights across the front elevation. This would effectively double the number of lights. I am concerned that the lighting could be such that it would potentially excessively illuminate the building. If this is not the case, and the lighting would be such that it would make a feature of the building it is considered to be acceptable. It is recommended that a warm

shade be used.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The agent has agreed to reduce the number of Amenity boards (Signs C and F) as per advice provided from the Conservation Officer. The Conservation Officer has verbally agreed to 1 No Amenity Board (Sign C).

POLICY CONTEXT

Designation applicable to site:

Built up area boundary.

Grade II Listed Building

DEVELOPMENT PLAN POLICES

[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 policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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.

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

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

PRINCIPLE

The application seeks listed building consent for the installation of 1No. externally illuminated fascia sign, 1No. double sided pictorial with metal wheel welded to post with 2 No. amenity boards, 1No. amenity board with A2 poster case, 1No. entrance fascia, 1No. bullnose sign to apex with vinyl text, 3No. Lanterns and 4 No. floodlights . It will be necessary to consider the proposals against the relevant development plan policies which in this case would be HER DM1 of the Arun Local Plan and the National Planning Policy Framework.

HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

LISTED BUILDING AND HERITAGE

Paragraph 189 of the National Planning Policy Framework (NPPF) advises that in the determination of applications, the local planning authority should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The applicant has submitted a heritage statement in support of the proposals which includes a description of the listed building and concludes that the proposals could be considered sympathetic to the listed building.

Whilst, the submitted heritage statement has failed to consider to the significance of the heritage asset affected by the proposed development it is considered to be sufficient and proportionate for understanding the potential impacts of the proposal for the purposes of determining this application.

In accordance with paragraph 190 of the NPPF it is necessary for the LPA to consider the significance of any designated heritage asset that may be affected by the proposals. In this case it is considered that the only designated heritage asset relevant in the determination of this application is the Locomotive Public House (74 Lyminster Road).

74 Lyminster Road is a Grade II listed building which is constructed from cobbles with brick dressings, eaves band and quoins with sash windows with a hipped slate roof. The public house was constructed in circa 1845 by John Ede Butt to serve the railway line. Littlehampton Station was originally located to the north of the pub prior to the extension of the branch line into Littlehampton and the construction of the existing railway station which serves Littlehampton.

When considering the impact of the proposal upon the significance of a designated heritage asset it is identified under paragraph 193 that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) irrespective of if the potential harm amounts

to substantial harm, total loss or less than substantial harm to the significance of the designated asset.

Paragraph 193 of the NPPF reflects the requirements of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which identifies that when considering whether to grant permission for development which affects a listed building or its setting, the LPA should have special regard to the desirability of preserving the building or its settings or any features of special architectural or historic interest which it possesses.

The application seeks consent for the replacement of the existing advertisements and the addition of a wall mounted advertisement and associated lighting. The majority of the proposed adverts will replace existing advertisements and reintroduce historic adverts previously present upon the listed building. The proposal will also see the introduction of lighting on the primary elevation and within the grounds to illuminate the building.

The proposed advertisements and lighting are not considered to result in any harm to the significance of the designated heritage asset with the proposal having no impact upon any of the features identified within the listing description. The proposals will also preserve the established character and the architectural and historical integrity of the heritage asset as a public house and the alterations will therefore not harm the significance of the designated heritage asset in accordance with policy HER DM1 of the Arun Local Plan.

SUMMARY

Following the comments received by the Conservation Officer and submission of revised drawings, it is considered that the proposal does not result in any harm to the established character and significance of the designated heritage asset. Therefore, the proposal is deemed to accord with policy HER DM1 of the Arun Local Plan. Therefore the proposal is recommended for approval subject to the below conditions and informatives.

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 Heritage Statement, Block Plan, Substitution 14.03.2019 Planning Spec 13068 and Substitution 14.03.2019 Existing and Proposed front elevation 13068.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.