

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** LU/307/14/L**LOCATION:** 12 River Road
Littlehampton**PROPOSAL:** Application for Listed Building Consent for refurbishment works to out-building to create hobby room & include internal works**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

The proposal comprises alterations to the existing 2 storey building to the rear of the dwelling. The only external changes would be the provision of roof lights. The mezzanine floor would be extended in length and the internal ground floor low level brick wall removed.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Structure is located on boundary

SITE CHARACTERISTICS

Existing flat roofed outbuilding to rear. Brick and flint elevations. Main dwelling has brick elevations

CHARACTER OF LOCALITY

Predominantly residential characterised by mainly older style terraced dwellings of varying design and age. Generally 2 storeys in height.

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	ApproveConditionally 25-09-2007
LU/252/08/L	Application for Listed Building Consent for new pitched roof over existing out building	ApproveConditionally 24-10-2008
LU/160/09/L	Application for Listed Building Consent for provision of new en-suite bathroom to existing 2nd floor loft bedroom including internal and	ApproveConditionally 28-08-2009

external drainage.

LU/215/10/L

Application for Listed Building Consent to remove section of internal non-load bearing ground floor wall and associated remedial works to create 'protected' staircase.

ApproveConditionally

01-09-2010

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser -

This scheme is generally acceptable however amendments are required to the schedule of works before the scheme can be supported.

Under the paragraph for 'external walls', the use of a liquid waterproofing membrane should be removed. It is important that walls in historic buildings remain breathable and that moisture is not trapped in the substrate. Where walls are thin, the thermal massing should be improved and breathable insulation introduced that will mitigate condensation. To this end it might be advisable to look at other options such as lime hemp plaster, eco cork plaster, thermafleece wall insulation, wood fibre board or eco cork board, or a combination of these. These can often be rendered in lime to provide a sympathetic and breathable finish. Plasterboard and modern plasters should ideally be avoided.

The floor is not so problematic, though if the concrete is in poor condition, a limecrete floor should be considered which is breathable and will allow underfloor heating to be installed if required.

Request conditions relating to a section showing structural support for mezzanine and staircase details are included.

Conservation Area Advisory Committee - No Objection

Comments on Consultation responses:

Comments noted. Agent has confirmed the concrete floor will not be altered and that liquid waterproofing membrane will not be used. The Schedule of Works has been amended to delete reference to this. Requested conditions have been imposed.

POLICY CONTEXT

Designation applicable to site:

Conservation Area

Grade 2 listed building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN7](#)
Publication Version of the Local
Plan (October 2014):

The Form of New Development
HER DM1 Listed Buildings
HER DM3 Conservation Areas
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton

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 proposed alterations would not adversely affect the character of the listed building. A mezzanine floor already exists and the only external alterations are the installation of roof lights. The alterations would facilitate the rationalisation of the existing outbuilding which is currently under-utilised and would ensure its long term use and maintenance. The main dwelling is larger than others in River Road and there is no record of when the extension was constructed. It is not of any particular merit or historic interest and the works would not adversely affect its appearance. 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.

- 2 No development shall take place unless and until sectional details showing the support for the mezzanine have been submitted to and approved by the Local Planning Authority and the supports shall be provided and positioned in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.

- 3 No development shall take place unless and until details of the staircase have been submitted to and approved by the Local Planning Authority and the staircase shall be constructed in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.