LU/324/06/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Application for Listed Building Consent for the removal of existing electric storage heaters and installation of gas fired central heating to all areas of the building to include supplying hot water to all wc's and kitchen areas. The Lemon Tree, 61 Surrey Street, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	319 square meters approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	0.4m walling to front.
SITE CHARACTERISTICS	Early 19th Century 2 storey property with grey headers with red brick dressing, string course and modillion eaves cornice, half hipped roof to front with red hand made tiles.
CHARACTER OF LOCALITY	Residential area, on a main road consisting of a mix of housing styles, predominantly 3 storey flats.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/327/83/L	Application for Listed Building Consent.	Approved conditionally 24-08-1983
LY/35/03/L	Application for Listed Building Consent for restoration, minor alteration and change of use.	Approved conditionally 24-04-2003
LU/352/05/L	Application for Listed Building Consent to remove existing main staircase to the front lobby. Remove all surrounding stud walls, leave supporting pillars in place and provide new open tread timber staircase leading into bar/lounge area.	Approved conditionally 09-02-2006
LU/259/06/L	Application for Listed Building Consent to remove downstairs male wc and re-design the first floor female wc to make it more space effective and include the male wc on the ground floor provide a secure office area install a walk-in cold room and the installation of two air cooling vents on the west side elevation.	Approved conditionally 11-09-2006

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design	No objection – acceptable revisions to the heating system.
Conservation Area Advisory Committee	Objection – Suggest boiler is re-sited to utilise existing chimney on eastern end of building.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, CH4, CH5, DEV1
Arun District Local Plan : GEN2, GEN7, AREA2, DEV10

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.

COMMENT ON CONSULTATION RESPONSES

Noted. The siting of the flue to the front roof slope of the building is not considered to compromise the historic interest of the property.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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."

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 would have no materially adverse effect on the visual amenities of the locality; furthermore it is not considered to materially affect the character or the setting of the Grade II Listed Building.

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 internal and external alterations are considered to be minor and sensitively designed. The proposal does involve the insertion of a vertical co-axial flue to the front roof slope of the building, and two new air vents are proposed within the side elevation however these alterations are not considered to detract from the special architectural appearance or historic interest of the building or its setting.

The proposed internal alterations are considered acceptable and it is not considered likely to compromise the historic floor plans and important internal features of the building. Further, it is not considered the works proposed would adversely affect the character of the surrounding Conservation Area.

Lastly it is noted that the County Design Architect has no adverse comments to make and it is considered that the works are acceptable.

It is therefore recommended that Listed Building Consent should be granted, subject to the conditions set out overleaf.

ARUN DISTRICT COUNCIL:LU/324/06/L 28/09/20

LITTLEHAMPTON LU/324/06/L

Application for Listed Building Consent for the removal of existing electric storage heaters and installation of gas fired central heating to all areas of the building to include supplying hot water to all wc's and kitchen areas.

The Lemon Tree
61 Surrey Street
Littlehampton

RECOMMENDATION

Approve Conditions

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 making good of the building 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 and DEV10 of the Arun District Local Plan.

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 and DEV10 of the Arun District Local Plan.

LITTLEHAMPTON LU/324/06/L

4 The making good of the building 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 and DEV10 of the Arun District Local Plan.

5 This permission relates to the amended plan submitted on 31st October 2006 and not to the plan originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

6 INFORMATIVE:

This permission does not purport to grant consent for the rear bin store or external advertisments, to which applications for consent will be required on their own account.