LISTED BUILDING CONSENT REPORT

REF NO: LU/332/08/L

LOCATION: The Old House
37 East Street
Littlehampton

PROPOSAL: Application for Listed Building Consent for various alterations to the property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Application involves drainage works, replacement of chimney and reconstruction with original materials and matching, repair of roof (in particular sloping roof over first floor and bathroom) and reinstatement of original clay peg tiles and additional to match (if necessary). Remedial works to strengthen the roof will include additional beams and partitions. Part of the external wall will be rebuilt where it has been subject to roof spread.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint pebble wall 2m high to road frontage.
SITE CHARACTERISTICS	Detached 2 storey property withporch to side. Plain clay tile roof, flint elevations and brick quoins. Metal brackets supporting guttering. 3 chimneys. Chimney closest to Franciscan Way on north west corner is badly leaning. Part side wall rendered to rear. Brick extensions to rear. Tarpaulin over part of roof.
CHARACTER OF LOCALITY	Town centre location. Residential on perimeter of retail works. Car park to west.

RELEVANT SITE HISTORY

LU/270/91/L	Application for Listed Building Consent for internal alterations and partial demolition and rebuilding of boundary wall	Refused 18-11-1991
LU/609/87/L	Application for Listed Building Consent for installation of a domestic solar water heating	Approve Cond 11-01-1988

	system incorporating six flat place collector units on south facing single storey roof	
LU/30/77/LB	Change of use to Town Council offices	Approve Cond 17-03-1977
LU/487/84/L	Construction of replacement garage and amendment to driveway within site only	Approve Cond 28-11-1984
LU/509/84/L	Application for Listed Building Consent - Construction of replacement garage	Approve Cond 28-11-1984

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building Section

Chairman - Conservation Area Advisory Committee

Conservation Officer

Consultations responses received:

Conservation Officer:

There will be no adverse effect on the character or appearance of the Conservation Area so no objections.

Conservation Area Advisory Committee:

No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Class A Road
Designated Conservation Area
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	CH5	Buildings of Architectural or historical importance
	CH4	Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN7	The Form of New Development
	AREA2	Conservation Areas

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PLANNING POLICY GUIDANCE

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.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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."
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 application includes two structural reports which demonstrate that the roof has deteriorated and moved. The worst section of roofing is the sloping roof over the first floor bathroom where the hip member and rafters which formed the south west corner have collapsed into the roof space. Timber battens and pegs are rotten and affected by woodwork and beetle infestation and mortar bedding has disintegrated in this area. The chimney in the north west corner is badly leaning.

The proposed replacement and strengthening are necessary to prevent further deterioration of the building and facilitate its repair. The works are reasonably necessary and include the use of appropriate materials and re-use of existing where possible. The special architectural and historic interest of the building would therefore be retained. There would be no adverse effect on the character or appearance of the Conservation Area. Roof repairs and strengthening of chimney would not be visually apparent outside of site.

It is recommended that Listed Building Consent is granted 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 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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

3 Any new materials and finishes used in the reconstruction of the chimney hereby permitted shall match in colour and texture those of the existing chimney.

Reason: In the interests of amenity in accordance with policies DEV1,CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

4 Any replacement roof tiles shall match in colour and texture those of the existing roof.

Reason: In the interests of amenity in accordance with policies DEV1and CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

5 The materials and finishes of the replacement walling hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 and CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

6 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on character of the building or the appearance and character of the surrounding area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH4,CH5

LOCAL PLAN: GEN7,AREA2

NATIONAL POLICIES: PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.