

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

REF NO: LU/335/18/L

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

PROPOSAL: Listed building consent to strengthen the first floor structures by the addition of new joists being positioned alongside existing joists.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The site is occupied by 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/82/18/L	Listed Building Consent for internal & external alterations to provide wheelchair access	ApproveConditionally 18-07-18
LU/153/17/L	Application for Listed Building Consent for internal & external alterations to alter wheelchair access	Refused 15-12-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The property is grade II Listed, and is located within the East Street Conservation Area. It was originally built as a school before becoming a religious building, and as such it has always been in public use. These uses have enabled the character, and appearance of the building to remain as originally intended. The proposal to strengthen the existing joists is of a scale that it will not harm the character or significance of the listed building and can be supported.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Conservation Area

Listed Building Grade II

DEVELOPMENT PLAN POLICES

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.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

The Littlehampton Neighbourhood Plan has been made but there are considered to be no relevant policies to the determination of this application for listed building consent.

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 application proposes to install additional joists to address the deflection of the first floor office. The floor has been inspected by a Surveyor and the existing joists at 400 centres are over spanned. It is therefore proposed to sister each joist with another timber joist to carry the design load.

A likely consequence of the movement in the floor is the loosening of the joists in their wall sockets. The sockets will be examined when new joists are installed and will be wedged and packed as necessary to tighten the fixings. As stated on the submitted plan each floor board will be lifted and re-laid in the same position which will minimise disruption to the building.

The works proposed would repair an identified weakness in the structural integrity of the listed building and would help to ensure its retention in the long term.

Due to the justified impact of the works upon the historic and architectural character of the listed building in compliance with policy HER DM1 and HER SP1 of the emerging Local Plan and paragraph 132 of the National Planning Policy Framework it is recommended that listed building consent is granted.

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 existing floor boards shall be removed and replaced in accordance with the Surveyor's e-mail dated 02-11-2018 in that they shall be numbered, their position recorded and then they shall be re-laid in the same position as they were originally located.

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Reason: To preserve the appearance and special character of the Listed Building and its features of architectural interest in accordance with policy HER DM1 of the Arun Local Plan.