

LISTED BUILDING CONSENT REPORT**REF NO:** LU/338/11/L**LOCATION:** 13a Western Road
Littlehampton**PROPOSAL:** Application for Listed Building consent for a single storey rear extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The extension will infill a small courtyard area to the side of the 3 storey rear projection of the building and is to be flat roofed.
SITE AREA	Approx. 163sqm.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The building fronts the public highway to the south. The rear is enclosed by a brick and flint wall, approximately 1.6m in height supplemented on its eastern boundary with timber trellis above.
SITE CHARACTERISTICS	The property comprises of a terraced three storey building which has been divided into a ground floor flat with a 2 storey maisonette unit above. The building has a smooth painted render to its frontage with painted brick and flint to the rear and a dual pitched clay tiled roof. 3 storey projection to rear and garden serving the ground floor flat.
CHARACTER OF LOCALITY	Sited within the Littlehampton Beach Conservation Area, characterised by a mix of terraced properties, a majority of which have been converted to flats.

RELEVANT SITE HISTORY

LU/81/87/L	Application for Listed Building Consent to replace existing bay window with replacement double glazed windows	Refused 13-04-1987
LU/432/88/L	Listed building consent for re-covering of roof and replacing existing slates with artificial slates	Approve Cond 03-10-1988
LU/158/86/L	Application for Listed Building Consent replacement of ground floor window	Refused 23-06-1986

LU/186/89/L	Listed Building Consent to strip existing roof and renew wall plates and rafters of garden shed, felt, batten and reslate.	Approve Cond 07-06-1989
LU/246/90/L	Application for Listed Building Consent for replacement of rotten front door with new hardwood part glazed door. Replace corroded metal casement window (bathroom) with new softwood sash window to same style as other sash windows.	Refused 12-11-1990
LU/339/11/	Single storey rear extension	Approve Cond 23-01-2012
LU/194/86/L	Application for listed building consent for double glaze first floor bay window	Refused 23-06-1986

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Comments on Representations received:

Noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Listed Buildings Advisor:

No Objection subject to amendment.

This proposal appears largely acceptable in principle. The scale of the addition is quite small and its location largely discrete. That said, there are some improvements that should be made to the scheme before it can be fully supported:

- The window between the bathroom and the proposed dining room should be retained to allow for reversibility. The glazing could either be obscured, or the wall blocked on the bathroom side only. The window should remain visible.
- The railings should be removed if agreed to by building control. They are a potential distraction at this level.
- The roof light should be an acceptable design for a listed building. I would suggest that a lantern is more appropriate and would look more sympathetic internally. Please provide details in due course.
- The parapet to the rear should have some form of detail between the elevation and the roof.

- The proposed addition abuts the neighbours boundary wall but should not harm it in any way. Please provide details of the new structure and a method statement for its implementation.

- Please condition details of French doors.

Conservation Area Advisory Committee:

Objection; drawings are not accurate, difficult to make a judgement. It would appear to be over-development.

Comments on Consultation responses:

Comments noted. The revisions suggested by the Listed Buildings Advisor have been addressed and amended plans were received on 17th January 2012 indicating the changes and further details required which clearly identify the extent of the addition.

POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

Grade II Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan: [SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan: [GEN7](#)
[DEV19](#)
[AREA2](#)

The Form of New Development
Extensions to existing residential buildings
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPS5

Delivering Sustainable Development
Planning for the Historic Environment

POLICY COMMENTARY

LISTED

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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

LISTED/CA

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 seeks listed building consent for a single storey rear extension to the ground floor flat. The building is Grade II Listed and sited within the Littlehampton Conservation Area.

The proposed extension would be constructed from materials to match that of the host dwelling which together with its design will not detract from the fabric or character of the Listed Building.

The internal layout proposed would mean that a new door way would be fitted in place of an existing timber sliding sash window and the bathroom window is to be maintained with obscured privacy glass to ensure that this feature of the building is retained. As such the internal layout and alterations proposed make certain that only a minimal alteration to the original building would result, having minimal impact upon its character and integrity.

The existing boundary wall is also to be retained and the construction method proposed will ensure its protection and further preservations.

It is therefore recommended that listed building Consent be 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 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 GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

- 3 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 policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

- 4 The reconstruction/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 policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

- 5 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls, roof and rainwater goods of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

- 6 No development shall take place unless and until details of the construction/operation mechanism and materials of all new joinery for the french doors and roof light have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

- 7 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity or the character of the area or the integrity of the listed wall and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, AREA2

SOUTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.