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

REF NO: LU/423/17/L

LOCATION: 14 South Terrace
Littlehampton
BN17 5NZ

PROPOSAL: Listed building consent for reconfiguration of 2 units to create a basement flat and one unit over 4 floors.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposals include removal of the modern glazed door and metal framed window and the installation of a timber framed multi pane pair of casement doors and matching side light; removal of the internal non-loadbearing timber framed partitions and construction of a new shower room; removal of window in the ground floor extension and replacement with a rendered finish; installation of storage cupboards.

Further works have been identified since the application has been submitted and the proposal now also relates to areas of damp affected wall plaster due to existing defects, and previous repairs with inappropriate materials as follows:-

Third Floor - chimney breast and section of the party wall being damp affected due to defective flashings, and previous replastering in "Carlite".

Second Floor - damp ingress through chimney breast and to rear wall of half landing. Previous repairs with Carlite plaster were found to exist.

First Floor - damp ingress to the external wall plaster of the rear room and front room. Water ingress caused by defective rainwater goods and incorrect plaster repairs resulting in absorption of moisture.

Basement - previous damp proof treatment had been carried out to the front main wall. Rising damp was present to the spine wall, and sections of the party wall between the chimney breasts. A small area of rising dampness was also present to the left hand side of the front entrance door.

It is proposed that these areas be renewed with lime plaster.

A small crack of approximately 5mm wide was noted to the junction of the rear wall at first floor level. Stainless steel "Helifix" ties have been installed to prevent further movement.

These repairs are to have localised plaster repairs on completion.

The original decorative cornices have been removed and replaced with modern gyproc coved cornices in some rooms. It

	is proposed that these be replaced with a moulded decorative fibress cornice in keeping with the period of the property. Renewal of Electrical and Heating Installation is also now included in the proposal.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	Black railings to site frontage to approx. 1m
SITE CHARACTERISTICS	Mid terrace Georgian style 4 storey property with painted rendered elevations.
CHARACTER OF LOCALITY	Predominantly residential characterised by older style dwellings of similar design.

RELEVANT SITE HISTORY

LU/422/17/PL	Reconfiguration of 2 units to create a basement flat and one unit over 4 floors. This application affects the character & appearance of the Littlehampton Seafront Conservation Area.	
LU/169/95/L	Application under Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 for Listed Building Consent to demolish and re-build as existing front and rear chimneys.	ApproveConditionally 07-09-95
LU/269/89/L	Listed Building Consent to repair wall and roof of workshop and garage	ApproveConditionally 02-08-89

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection. The application of lime plaster as proposed is considered suitable. Note that the existing cement plaster with its waterproofing should be removed prior to application of this plaster. The applicant cited water ingress from the roof and other defective areas has caused the damp, and they may wish/need to allow time for the building to dry/breathe. Note we are not authorising specific products.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade II listed building
Conservation Area

DEVELOPMENT PLAN POLICES

Publication Version of the Local Plan (October 2014):

HER DM1 Listed Buildings

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 District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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. 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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

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

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."

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.

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

Works have already commenced on site. The property has been neglected for many years and has been suffering from water penetration. The basement has been unoccupied as a result of the cramped layout and lack of ventilation and natural light. The works proposed would allow occupation and use and potentially long term maintenance which would retain the building into the future.

The lower ground floor has been previously altered. The proposal has been considered by the Council's Conservation Officer who has identified that the alterations would not harm the character and integrity of the listed building.

The proposal does not result in removal of any historic fabric and the additional non permanent partitioning will be of modern timber studwork that is easily removable in the future. The lower ground

floor has been previously altered and the layout and works to be removed are relatively recent.

Therefore, it is recommended that listed building consent is granted subject to the below conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

1 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 the National Planning Policy Framework.

2 INFORMATIVE:.
Please note that the existing cement plaster with its waterproofing should be removed prior to application of this plaster. The applicant cited water ingress from the roof and other defective areas has caused the damp, and they may wish/need to allow time for the building to dry/breathe.