CONSERVATION AREA CONSENT REPORT

REF NO: **LU/45/11/CA**

LOCATION: 47 River Road
Littlehampton

PROPOSAL: Demolish existing building, retaining the existing facades on River Road and party wall on the south east boundary within the Littlehampton (River Road) Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.410 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	N/A
BOUNDARY TREATMENT	Outer walls of existing terrace of Victorian buildings.
SITE CHARACTERISTICS	Terrace of five Victorian workshop units built in brick and flint sitting beneath gabled roofs. The buildings backing onto river consist of part flint and part tall timber warehouse-like doors and windows.
CHARACTER OF LOCALITY	

RELEVANT SITE HISTORY

LU/91/07/	Demolish existing building, retaining the existing facades on River Road, the north-west boundary flank and party wall on the south-east boundary, and construct three storey building containing 9 No. 2 bedroom, and 3 No. 1 bedroom apartments, with open parking at ground floor	Refused 14-06-2007
LU/92/07/CA	Application for Conservation Area Consent to demolish existing building, retaining the existing facades on River Road, the north-west boundary flank and party wall on the south-east boundary	Refused 14-06-2007

LU/407/07/	Demolish existing building, retaining the existing facades on River Road, the north west boundary flank and party wall on the south east boundary and construct three storey building containing 9 No 2 bedroom and 3 No 1 bedroom apartments with open parking at ground floor. (Re-submission following LU/91/07/)	Refused 06-02-2008 **Appeal: Allowed+Conditions 22 10 2008**
LU/408/07/CA	Application for Conservation Area Consent to demolish existing building, retaining the existing facades on River Road, the north west boundary flank and party wall on the south east boundary. (Re-sumission following LU/92/07/CA)	Refused 06-02-2008 **Appeal: Allowed+Conditions 22 10 2008**

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Structural Engineer

The structural appraisal and temporary works measures indicated in the information provided by CN Wood are as would normally be expected in a project of this nature. We concur with the proposal for the careful demolition and rebuilding of the North West wall as it is in particularly poor condition. Details of repair work to the river wall are a little limited and consideration of how restraint of this wall whilst new foundation works are proceeding behind needs more thought. Due to the possibilities of undermining of the wall and washing out of material behind the wall as evidenced by the cracking at the south west corner new foundations and slabs will need to be suspended and provide adequate restraint to the wall. The proposed details received do not appear to address this.

Our main concern is the restraint to the Party Wall (east wall) and how the cantilever scaffold can be sensibly achieved due to the length of cantilever and size of potential loads that would need to be resisted by the structural scaffold towers on what is potentially poor ground in the temporary condition. We understand from the drawing that it is intended to restrain the roadside elevation from outside the site by placing the structural scaffold onto the highway. This obviously needs agreement and will involve a partial closure notice along with a full roadside hoarding to maintain site security. We would therefore request that as a planning condition in order to restrain both the party wall and roadside elevation a full temporary works design is submitted and agreed along with the results and recommendations of a site investigation including borehole results prior to any other works commencing on site.

We would also draw your attention to the proposed East Bank flood alleviation measures that are being discussed with the Environment Agency that may have additional bearing on the treatment and renovation of the existing river wall.

Comments on Representations received:

Noted

CONSULTATIONS

Engineering Services Manager

Engineers (Coastal Protection)
Engineers (structural)
Environment Agency
Conservation Area Advisory Com

Consultations responses received:

None

Comments on Consultation responses:

These comments relate to planning application LU/44/11 and are not relevant to the consideration for Conservation Area Consent.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Conservation Area
Building of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN22	Buildings or Structures of Character
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS5	Planning for the Historic Environment
PPS1	Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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 site comprises buildings of special character within the Littlehampton River Road Conservation Area. This part of the Conservation Area comprises 19th Century buildings and those fronting Terminus Road including the existing former warehouse to the south-east, the Steam Packet public house, Arun View Inn, and the former Customs House to the northwest. Many of the buildings reflect the growth of the harbour of that period. Both planning policies and central government advice place an emphasis on development preserving or enhancing the character and appearance of the Conservation Area. PPS5 also requires a number of criteria to be satisfied before demolition can be considered favourably. There is a presumption in favour of retaining unlisted buildings in a Conservation Area.

However, demolition is justified in that the redevelopment proposals are satisfactory. The proposals result in an innovative and unique scheme contributing to the character and appearance of the Conservation Area. Therefore in the presence of acceptable redevelopment proposals to replace the existing unlisted buildings, no objection is raised.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The works for which Conservation Area 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 building forming the subject of this application shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission for the redevelopment for which the contract provides has been granted.

Reason: In the interests of the local environment in accordance with policy GEN7 of the Arun District Local Plan.

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

SUMMARY
This conservation area 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 and appearance of the Conservation Area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7,GEN22,AREA2

NATIONAL POLICIES: PPS1,PPS5

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