

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

REF NO: LU/62/21/L

LOCATION: 13 South Terrace
Littlehampton
BN17 5NZ

PROPOSAL: Listed building consent for works to renew mortar flashing with lead flashing, re-point to brick work & repair cornice/dental course to front, replace 3 No windows to top floor, repair & refurbish 9 No. wooden sash windows, replace canopy & refurbish/repaint balcony, repair & refurbish 2 No. set of wooden balcony doors, replace skirting board in lower ground floor, render & repair to front brick & rear flint walls,
refurbish/repaint front door entrances to lower ground floor, repair front brickwork, re plaster & paint front entrance & hallway, remove toilet front utility room on lower ground floor & re-tile top floor bathroom & add shower unit, reform lower ground floor steps & refurbish & repaint both front door entrances on lower ground & ground floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal includes the following:

Roof - mortar flashing needs to be renewed in lead flashing.

Re-pointing to the brick work and repair cornice/dental course to the front where it visibly needs re-pointing. None of the currently exposed brick or flintwork will be covered or painted and the exact areas unpainted will remain the same. The intention is to maintain the colour, uniformity and regularity of the existing brick and mortar joints. Defective pointing will be carefully raked out manually and replaced with the same/equivalent lime mortar, observing the existing style and appearance. We will be employing the services of Building and Renovations, a local company who are experienced in restoring period and listed properties

3 windows on the top floor are poorly double glazed and need to be replaced with more period sympathetic windows.

Repair and refurbish 9 wooden sash windows.

Balcony - Felt covered canopy needs replacing and balcony needs refurbishing/repainting.

2 sets of wooden balcony doors need repair/refurbishing.

Skirting board in lower ground floor is rotten needs replacing.

Render to the front (brick) and rear (flint) walls is poor and requires repairs.

Front door entrances to lower ground floor and ground floor need refurbishing/repainting.

Replaster, paint front entrance hallway.

Front steps to the upper floors and steps leading to the lower ground floor should be reformed.

The applicant has confirmed the following:

Replacement windows:

There are two windows at the front of the house on the top floor that are currently double glazed UPVC casement windows. They are defective and need replacing. There are no records of planning consent having been obtained to install these windows and we would like to replace them with timber casement windows which are sympathetic with the period of the building and style of the existing original windows.

Balcony and canopy:

The felt covered canopy will be replaced with like for like existing materials ie same colour, texture, appearance. It is not intended to replace the existing woodwork of the balcony with any other material apart from similar wood and the balcony will be painted white as it is currently and replacement will only be undertaken where the structure can't be repaired or is unsafe.

BOUNDARY TREATMENT

The property is located adjacent to the footpath behind railings.

SITE CHARACTERISTICS

Numbers 13 to 15 South Terrace are Grade II Listed Buildings late C18/early C19 terrace of town houses. 3 storey, attic and basement area. 2 windows and 2 dormers each. Originally red brick with grey headers and yellow brick dressings, quoins and modillion cornices, and parapet of red brick and grey headers; but ground and 1st floors of No 13 now painted, leaving only the top floor unpainted.

CHARACTER OF LOCALITY

Predominantly residential characterised by mainly older style 4 storey terraced properties.

REPRESENTATIONS

Littlehampton Town Council - Support

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The new owners are keen to look after the property. Further clarification required in order to assess the impact of the proposals fully.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Following the consultation response from the Conservation Officer additional information has been submitted and it has now been agreed that any further details can be conditioned.

POLICY CONTEXT

Designation applicable to site:
 2km Buffer for Site of Special Scientific Interest
 Within the Built Up Area Boundary
 Grade II Listed Building
 Within Littlehampton Seafront Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings
 HERDM3 HER DM3 Conservation Areas

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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework is of relevance.

HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets.

In this instance, it is considered that the development does not cause harm to the Listed Building, or to the Conservation Area in which it is sited. This is due to much of the work constituting repair and refurbishment with matching materials. Any changes in materials or details are being conditioned to ensure control over final detailing. Since a lot of the works constitute repair this will assist in the long term retention and preservation of the heritage asset. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan. The proposal complies with these policies in that it preserves and enhances the historic character and qualities of the building and is not detrimental to the historic integrity of the building and detailing of the building's exterior and exterior.

SUMMARY

It is considered that the application is in accordance with the relevant policies in the Development Plan, and therefore should be approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 Prior to installation of the 3 top floor timber windows precise details of the glazing and frames including cross sections shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the window details so approved.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 3 Prior to repainting of both front door entrances on lower ground & ground floor installation precise details of the paint colour shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the colour so approved.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 Prior to repainting of the front entrance & hallway precise details of the paint colour shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the colour(s) so approved.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 5 Prior to any works to reform the lower ground floor steps being undertaken precise details of the profile, materials and methodology shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.