

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

REF NO: LU/65/18/L

LOCATION: 5 River Road
Littlehampton
BN17 5BN

PROPOSAL: Listed Building Consent for the repair & restoration of slate tiled roof of outbuilding.
Replacement of flat, felt roof on old outhouse with slate tiled roof, to match adjoining outbuilding

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks listed building consent for the restoration of the existing outbuilding, removal of flat felt roof on outhouse and replacement with slate tiled roof to match adjoining building.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The front boundary of the site consists of 1m high flint and render wall, with the rear and side boundaries consisting of 2m high walling.
SITE CHARACTERISTICS	The site is occupied by a semi-detached Grade II Listed Building with rendered walls and a slate roof. The site falls within the Littlehampton Riverside Conservation Area.
CHARACTER OF LOCALITY	The character of the locality is predominantly residential and features properties of various designs and styles.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Parish Council - No objection.

CAAC - Objection - "Much more detail is required, including eaves and verges details. Exact specification or type of slate to be submitted".

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The Council's principle Conservation Officer considers that the information submitted is not sufficient in order to fully assess the impact of the proposal. In order for an application to be supported, it is considered that the applicant will need to submit clear, concise drawings/statements that indicate the design of the roof (especially in terms of eaves/guttering details), and how the new roof will relate to the main listed building (i.e. its relationship with the rear wall/window).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade II

Conservation Area

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

AREA2 Conservation Areas

[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 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."

The proposal is not considered to comply with these criteria in that insufficient details have been submitted to assess whether the works will 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

The principle of the proposed works are considered to be acceptable, in that it involves an element of repair, as well of that of enhancement. However, insufficient information has been provided to enable the local planning authority to assess the impact of the proposed development upon the historic character of the Grade II listed building.

Therefore, in the absence of adequate details relating to the proposed works it is considered that listed building consent cannot be granted. Whilst, securing some details via condition is generally acceptable. It is considered that in this case the level of detail which would be required would go beyond what can be considered reasonable. As such, it is recommended that this application is resubmitted and the applicant

will need to submit clear, concise drawings/statements that indicate the design of the roof (especially in terms of eaves/guttering details), and how the new roof will relate to the main listed building (i.e. its relationship with the rear wall/window).

The Council's Conservation Officer has confirmed that without these details Listed Building consent should be refused.

Therefore, in the absence of these details the application is recommended for refusal as specified below.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

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

REFUSE

- 1 Insufficient information has been provided to enable the Local Planning Authority to fully assess the impact of the proposal upon the historic and architectural character of the Grade II listed building in conflict with policy HER DM1 & HER SP1 of the Emerging Arun District Local Plan and the National Planning Policy Framework.
- 2 **INFORMATIVE:** It is recommended that you speak with Mr White, the principle conservation officer, who would be happy to organise a site visit/meeting in order to discuss the submission of the following details:
 - the design of the proposed roof;
 - means of attachment of to the proposed roof to the listed building;
 - details of materials and the repairs of the walls;
 - details of any additional means of support proposed;
 - details of the proposed doors; and
 - details of the proposed roof materials.

He can be contacted on 01903 737717 or at conservation.officer@arun.gov.uk.