

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

REF NO: LU/82/13/L

LOCATION: 5 River Road
Littlehampton

PROPOSAL: Application for Listed Building Consent for the restoration of original single house from 2 No converted flats.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal relates to retention of the rear first floor fireplace, removal of the non tiled fireplaces and replacement with period fireplaces; retention of ground floor hallway wainscoting and installation of similar in basement, plastering above 150mm with lime based plaster; removal of non ceiling overboarding and damp damaged layers at basement and first floor; installation of new gas meter box; removal of plastic clad link and restoration of original window opening; removal of cement roofing and renewal with traditional timber roll lead, to include new boiler flue; retention repair and overhaul of existing sash windows; painting front stucco and side rendering with cream masonry paint to match adjacent houses.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DEN

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Front walling to 30cm. Walls to side boundaries enclosing garden.

SITE CHARACTERISTICS

Semi-detached 2 storey dwelling. Partial rendered front elevations. Flint elevations.

CHARACTER OF LOCALITY

Predominantly residential characterised by older style properties mainly 2 storey. Close to town centre. Car park opposite.

RELEVANT SITE HISTORY

LU/298/12/L	Application for removal of existing kitchens and bathrooms, installation of new bathroom on first floor, installation of kitchen in basement & demolition of partition walls in extension and basement	Approve Conditionally 17-01-2013
LU/297/12/L	Change of use from 2 flats to a single dwelling	Approve Conditionally 17-01-2013

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser

No Objection - Please condition paint details.

Conservation Area Advisory Committee- No Objection

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Grade 2 Listed Building

Designated Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

CONSERVATION AREA

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area. The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

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."

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 proposal involves internal alterations to the property which have previously been discussed with the applicant. Planning permission has been granted to convert the property to a single dwelling and these alterations are associated with this approved use. Existing features of historic interest are being retained and repaired. The Local Planning Authority is satisfied that the alterations proposed are acceptable and sympathetic and would not damage the character or integrity of the listed building.

The application is therefore recommended for approval 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 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.

- 3 No development shall be carried out unless and until precise details of the paint colour to be used for the front stucco and side rendered external walls of the building have been submitted to and approved by the Local Planning Authority and the colour so approved shall be used in the painting of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and 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 the National Planning Policy Framework.

- 4 **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 or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

NATIONAL POLICIES: National Planning Policy Framework

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