

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

REF NO: LU/82/18/L

LOCATION: Friends Meeting House
23 Church Street
Littlehampton
BN17 5EL

PROPOSAL: Listed Building Consent for internal & external alterations to provide wheelchair access

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks listed building consent to reconfigure the access into and inside the building to better suit the requirements of the growing number of disabled users of the building. A new external ramped pathway is proposed to allow users from the public pavement access to the building. This will be edged with a 9" thick brick retaining garden wall to match the bricks used at the front boundary of the property. A new sheltered glass porch is proposed, this will require the existing bitumen felt flat roof canopy to be removed, internally, a new set of double doors is proposed to replace two single doors to the main Meeting Room from the entrance hall. The proposed works will also consist of internal alterations to doorways, removal of a stud wall.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	The building is raised up from ground level and is currently access via steps.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary of the site features a 2m high brick wall which runs adjacent to Church Street.
SITE CHARACTERISTICS	The site is occupied by a 2 storey Grade II Listed Building with flint and rendered elevations and a slate roof.
CHARACTER OF LOCALITY	The immediate locality is identified as a Conservation Area and is a mixture of residential and commercial uses and features a number of listed buildings.

RELEVANT SITE HISTORY

LU/152/17/PL	Internal & external alterations to alter wheelchair access. This application affects the character and appearance of East Street Littlehampton Conservation Area	ApproveConditionally 15-12-17
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LU/153/17/L	Application for Listed Building Consent for internal & external alterations to alter wheelchair access	Refused 15-12-17
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Listed Building Consent LU/153/17/L was submitted alongside LU/152/17/PL, which was refused despite Full Planning Permission being granted. This application has been submitted to justify and respond to comments made in the refusal of the previous Listed Building Consent Application.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Committee - Insufficient information given to assess impact on existing boundary walling.

Conservation Officer - No Objection following further information provided by agent justifying the need for the works.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Conservation Area
Listed Building Grade II

DEVELOPMENT PLAN POLICES

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings

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.

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 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 considered to comply with these criteria in that it is not considered to materially affect the character 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 application proposes a number of alterations to the building to facilitate wheelchair access to the Grade II listed building.

The proposed ramped access path which would be located forward of the primary elevation is considered to be acceptable in principle but further details would be required in relation to the materials proposed. These details could be secured via an appropriately worded condition. The proposed ramp would require the creation of a 1.36m wide opening in the existing boundary wall adjacent to Church Street and this alteration is not considered to give rise to any unacceptably adverse harm to the character or setting of the Grade II listed building.

The proposal includes the addition of a glazed porch forward of the primary elevation which has been considered by the Council's Conservation Officer. It has been identified that the proposed porch is justified and necessary to facilitate wheelchair access into the building and it would replace the existing unsympathetic canopy above the main entrance. It is considered that the proposed porch would not have a detrimental impact upon the historic character of the listed building given its glazed nature.

The proposal also includes internal alterations to the listed building to facilitate wheelchair access. These alterations consist of the removal of a wall internally to provide a turning circle and the widening of the access into the main hall. Justification has been provided for the loss of this additional historic fabric and the proposed internal alterations are not considered to be detrimental to the character and historic fabric of the building.

Therefore, it is recommended that the application for listed building consent is granted due to the justified impact of the porch upon the historic and architectural character of the listed building in compliance with policy HER DM1 and HER SP1 of the emerging Local Plan and paragraph 132 of the National Planning Policy Framework.

The ramp will require a new opening to be made within the original brick and flint boundary walling to the South of the property and it is intended to utilise the existing and mimic for a matching new, feature brick pier either side of the new opening to demarcate the primary entrance to the property. This new opening will incorporate a sympathetic wrought iron gate, painted black. This aspect of work has already been approved in Application LU/152/17/PL with an informative condition that materials used should match in colour and texture to those of the existing boundary wall.

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the proposed ramp access (including brickwork and non-slip pavers) have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

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.
- 3 INFORMATIVE: This permission does not purport to grant consent for the tool shed indicated on drawing no 16198/02b.