

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

REF NO: LU/85/21/L

LOCATION: 36 - 38
Surrey Street
Littlehampton
BN17 5BH

PROPOSAL: Listed building consent for alterations to facilitate the change of use of premises to a mixed use comprising of 1 No. 4-bedroom HMO unit & retention of 1 No. bed-sit unit at first floor, 2 No. holiday let use units at ground floor with reduction in size of retained hairdressers, ancillary retail storage space & staff facilities to be provided at basement level.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The applications seeks permission for alterations to facilitate a change of use of the premises to a mixed use comprising of 1, four bedroom HMO unit, the retention of 1 bed-sit unit at first floor, and 2 holiday let use units at ground floor level. The proposal will require that the existing space occupied by the hairdressers would be reduced at the ground floor level, whilst accommodating further space at the basement level.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	Premises located on site frontage.
SITE CHARACTERISTICS	The property is 2 storeys with a basement. The exterior is painted white brick with one window to the East and 3 no. windows to the South on the ground level. The main entrance is located on the East front of the building, a corner doorway with curved double doors, the top half of which are glazed, which currently serve as an entrance of the hairdressers. Next to this the shop front features a large bay window with a triangular head. The South front of the building includes 3 large windows with another external door.
CHARACTER OF LOCALITY	Town centre location. Surrey Street contains buildings of varying height, design and external materials, including brick and render for the walls and slate for the roofs (although a number of roofs are hidden behind parapets. There is a mixture of residential and retail/commercial uses already present in the local area.

RELEVANT SITE HISTORY

REPRESENTATIONS

Littlehampton Town Council - No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

It is evident that a significant amount of internal works have been undertaken in order to accommodate the new uses. As the works are in part retrospective, it is not possible to determine the scale of the impact i.e. in terms of the loss of historic fabric. It is considered that the proposed/implemented floor plan is acceptable as the majority of the floor plan is retained.

It is positive to note that there will be no alterations to the exterior of the building and that the Surrey Street frontage will maintain an active, commercial use.

The application is considered to not cause harm to the significance of the heritage assets or their setting.

Conservation Area Advisory Panel - No Objection

The works, as expressed in the application description, should not adversely impact on the character or appearance of the conservation area.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Town Centre

Flood Zone 2 and 3

Listed Building Grade 2

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.

The proposed development does not cause harm to the Listed Building, or to the Conservation Area in which it is sited. This is due to the modest scale of the internal changes to the Listed Building which 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 application is in accordance with the relevant policies in the Development Plan and should be

approved. The proposal includes the removal of non-original partition walls primarily to the ground floor, with new dividing walls inserted. These works were largely approved via LU/224/18/L. The layout of the property includes two separate one-bedroom holiday let apartments at ground floor level in place of existing retail floorspace. Part of the retail use will be retained to the east side of the ground floor area, with the basement being altered in its use to ancillary retail floorspace. The changes to the first floor affect the use, but not the internal structure. The proposed works do not harm the character or integrity of the listed building. No features of historic merit are altered and the historic floor plans are unaffected. The previously proposed railings are not included within this submission.

SUMMARY

The internal changes will not affect any important original features of the building, and no external changes are proposed. Therefore the proposals will not detract from the character and appearance of the Listed Building or the adjacent Conservation Area. The proposals therefore accords with the Development Plan in terms of heritage interests, particularly in compliance with Local Plan Policies HER DM1 and HER SP1, and the NPPF.

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.