

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

REF NO: LU/89/18/L

LOCATION: 5 Norfolk Place
Littlehampton
BN17 5PD

PROPOSAL: Listed building consent for insertion of downlighters to lounge & dining area ceilings, knock through spine wall to form opening between lounge & dining area, block up door from hall to dining area, formation of walls to create pantry & utility room & replacement of 3 No. windows all at ground floor, convert rear bedroom to form en-suite to bedroom including insertion of water & waste pipes, installation of sanitaryware, insertion of extraction fan, knock through wall between bedroom 1 & en-suite to form door opening (door opening between landing & en-suite retained) all at first floor, insertion of downlighters to bedrooms 2 & 3 ceilings, replacement of lower sash window in bedroom 2, install basin to bedroom 2 including insertion of water & waste pipes, install basin & shower to bedroom 3 including insertion of water & waste pipes, installation of sanitaryware & insertion of extract fan all at second floor, insertion of downlighter to bedroom 4 ceiling & fit plasterboard over lathe & plaster ceiling all to third floor, replace lower sash window in bedroom 2 at external front elevation & replace windows & door to utility room & kitchen, install waste pipework, install guttering & downpipes & install extraction fans all at external rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application has arisen following a legal enquiry relating to the sale of a listed building. The various alterations to the house have occurred over the past 20 years and this application is seeking to regularize them.

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over lathe & plaster ceiling all to third floor, replace lower sash window in bedroom 2 at external front elevation & replace windows & door to utility room & kitchen, install waste pipework, install guttering & downpipes & install extraction fans all at external rear elevation.

SITE AREA	0.01 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	N/a
SITE CHARACTERISTICS	A Georgian period 3 storey terraced house with red facing bricks and a slate roof
CHARACTER OF LOCALITY	5 Norfolk Place is in a small terrace of similar listed properties within a wider area of historic character close to the Littlehampton Beach park, tennis courts and 3 par golf links.

RELEVANT SITE HISTORY

LU/219/61	Alterations And Additions	ApproveConditionally 10-11-61
LU/99/61	Alterations And Additions	Refused 12-06-61

Listing details for 5 and 6 Norfolk Place - Grade II listed.

2. Late C18 pair with later additions and alterations. 3 storeys. 2 windows and 1 dormer each. Grey headers with red brick dressings, quoins, stringcourse over ground and 1st floors and modillion cornice. Parapet of grey headers over this. Large bay windows added on ground floor with balconies over. No 5 has a stuccoed porch containing a doorway with rectangular fanlight and 6 panel moulded door (top 2 glazed). No 6 has a cemented porch containing the original doorway in fluted frame with keystone, semi-circular fanlight, panelled reveals and a 6 panel moulded door (top 2 glazed).

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Objection on insufficient information.

No other neighbour comments other than a concern that the property was to be subdivided which is not part of this application.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Committee - No objection subject to a condition relating to external joinery however the works are not retrospective and therefore the condition as proposed would not be relevant to the application.

ADC Conservation Officer - It is assumed that all of the works identified on the description have been undertaken with the submission of a relevant Listed Building Consent. The works are therefore retrospective. This is not clear from the information available to me.

The majority of the works appear to be acceptable as they involve repair or have been small scale in nature. There have been some structural works including opening up the wall between the sitting room and the dining room, introduction of a new opening between the main bedroom and en-suite, and installation of larder etc. on the ground floor. On the whole, the works appear to have had limited impact upon the significance of the building and can be considered acceptable in this instance. This is partly on the basis that there is no information as the previous layout of the building, and should not set a precedent.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade II listed building

Conservation Area

DEVELOPMENT PLAN POLICES

[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.

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. Consultation and a further examination in public has taken place. The examination was completed in September 2017. The Main Modifications have been amalgamated with the Arun District Local Plan 2011-2031 (Publication Version) October 2014 to form the 'Modified - Arun Local Plan (2011-2031) - January 2018 Consultation Version' which was out for public consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

In conclusion the emerging Local Plan, the 'Modified Arun Local Plan - January 2018 - Consultation Version', is at a very advanced stage and carries significant weight.

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.

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 works are retrospective and are not considered to be minor in nature and not to affect the listed characteristics of the building.

The proposal has been considered by the Council's Conservation Officer who has identified that the alterations would not harm the character and integrity of the listed building.

It is not considered necessary to seek further information in relation to the application given that the works are retrospective and have been recorded photographically at the site visit.

Therefore, it is recommended that listed building consent is granted subject to the below conditions.

HUMAN RIGHTS ACT

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