

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

REF NO: LU/94/22/L

LOCATION: Mewsbrook House Care Home
59-61 East Street
Littlehampton
BN17 6AU

PROPOSAL: Listed building consent for the installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, the replacement of windows in the original wing of the property and the reconfiguration of a nine of bedrooms on the first floor to seven larger bedrooms.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks Listed Building consent for a second floor extension to a rear wing of the care home, replacement windows and reconfiguration of the bedrooms from 9 to 7 larger rooms.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint walling to site frontage with East Street and Green Lady footpath to approx. 2-3 m height. Frontage to access road is open in part and part enclosed by mesh fencing and close boarded fencing.
SITE CHARACTERISTICS	The application site comprises a detached Grade II Listed Building with gardens to the Southern side, and parking to the North. The building has cream painted rendered elevations and a slate roof. The section closest to road is 3 storeys with accommodation within the mansard roof and the northern portion is 2 storeys. The link between the buildings is single storey on the eastern side of the site.
CHARACTER OF LOCALITY	The area is part of a residential street within East Street Conservation Area. The Police station is located to the north and new link road to east.

RELEVANT SITE HISTORY

LU/136/21/PL	Second & third storey extensions to existing care home to provide 14 No. new residential care rooms. This application may affect the setting of listed building, may affect the character & appearance of the East Street Conservation Area & is in CIL Zone 4 (Zero Rated) as	Refused 27-07-21
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other development.

An application for second & third storey extensions were refused in 2021.

REPRESENTATIONS

Littlehampton Town Council provided no objection.

- The Committee endorsed the comments of the Conservation Area Panel and their recommendations regarding conditions.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The proposals will not result in harm upon the significance of the heritage asset. The Listed Building is probably C18 disguised in later stucco, 2 storey and tall hipped mansard roof. The extensive heritage statement helps to identify that the older parts of the building are of architectural, historical and communal significance. The level of significance being high. The newer C.20/21 elements of the building are of low significance.

The proposal seeks three areas of work, Installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, the reconfiguration of nine bedrooms on the first floor to form seven larger bedrooms, replacement windows in the original wing of the property.

The proposed introduction of natural slated canted /mansard roofs improves their appearance and is also sympathetic with the form and massing of the original element of the building. The additional floor will remain visually subservient to the core building, which is positive. It is therefore not considered to be harmful, subject to the use of appropriate materials.

The proposed first floor alterations affect the modern extensions and therefore will not affect any historic fabric. They are therefore acceptable.

The DAS/heritage statement indicates that the existing inappropriate UPVC windows in the oldest part of the building (i.e., non C.20 element) will be replaced with sash windows to match the originals. This is a positive element of the proposals and represents conservation gain.

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

CONSERVATION AREA ADVISORY PANEL

No objection.

The building makes a positive contribution to the character and appearance of the conservation area.

The Heritage Statement indicates that the inappropriate pvcu windows in the core building will be

replaced with sash windows to match the originals and that natural Welsh slates will be used on the new mansard roofs. These proposals are welcomed, although conditions should be imposed. The proposed introduction of natural slated canted /mansard roofs improves their appearance and is also sympathetic with the form and massing of the original late 18th/early 19th century building. Importantly, even though an extra storey is added, the heightened extensions will still be visually subservient to the core building.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Built up area boundary
Conservation Area
Grade II Listed Building.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1	HER DM1 Listed Buildings
HERSP1	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 Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

There are no policies of the Littlehampton Town Council Neighbourhood Plan that apply to this proposal.

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."

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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The application concerns external works to a Grade II Listed Building. Given the building's Listed status, any alterations should protect and enhance the special historic and architectural character of the building and preserve its setting.

Policy HER DM1 set out criteria for which proposals must meet to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, because the Listed Building is a significant heritage asset proposals should protect the setting of these buildings.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance. The extensive heritage statement helps to identify that the older parts of the building are of architectural, historical, and communal significance. The level of significance being high. The newer C.20/21 elements of the building are of low significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. There are three key areas of work proposed which include the installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, the reconfiguration of nine bedrooms on the first floor to form seven larger bedrooms and the replacement windows in the original wing of the property.

The building has already been altered with large two storey extensions being constructed in order to provide for additional accommodation. Whilst the extensions are deemed to be of a standard, if somewhat plain design, they are at least, visually subservient in scale (in terms of height) to the listed building. The proposed introduction of natural slated canted /mansard roofs improves their appearance and is also sympathetic with the form and massing of the original element of the building. Further, the additional floor will remain visually subservient to the core building, which is positive. It is therefore not considered to be harmful, subject to the use of appropriate materials.

The reconfiguration of the bedrooms will affect the modern extensions and therefore will not affect any historic fabric and are acceptable.

With regards to the replacement windows, the DAS/heritage statement indicates that the existing inappropriate UPVC windows in the oldest part of the building (i.e., non-C.20 element) will be replaced with sash windows to match the originals. This is a positive element of the proposals and represents conservation gain. This element can be supported as a positive approach, subject to further information regarding their detailed design and appearance.

In agreement with comments from the Conservation officer the proposal would not result in harm to the significance of the heritage assets and as a result is in accordance with HER DM1 and HER SP1, in that it is considered to protect and enhance the special historic and architectural character of the building.

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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 3 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 HER DM1 of the Arun Local Plan and the NPPF .