

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

REF NO: LY/12/14/L

LOCATION: Travis Perkins
The Causeway
Station Yard Arundel

PROPOSAL: Application for Listed Building Consent for repairs & alterations to roof

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The works of repair would renovate the roof area and repair and replace other features to their original design and appearance. Windows, timber and roof slates fascia and soffits would be replaced on a like for like basis and new lime mortar would be applied.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Palisade fencing to car park area to approx. 2m high

SITE CHARACTERISTICS

Site is used as a storage area and depot for building materials. Some roof tiles are loose.

CHARACTER OF LOCALITY

Predominantly rural on edge of town centre

RELEVANT SITE HISTORY

LY/25/02/	New 2.4m high palisade fencing to boundary and new entrance gate.	ApproveConditionally 15-01-2003
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REPRESENTATIONS

Representations received:

Lyminster & Crossbush Parish Council

Support- This application is for essential work to be carried out

Comments on Representations received:

Agreed

CONSULTATIONS

Conservation Officer
WSCC Strategic Planning
Listed Building Officer

Consultations responses received:

Historic Building Adviser - No Objection to the principle of 'repair'. Further details are required before the scheme can be supported. Some of this information may be in the 'Jeffreys and Phillips' report mentioned however this does not appear present.

The main concerns are:

- repairs to the rubbed brick arches - method statement by appropriate contractor
- details of timbers affected and qualification for their removal - repair required if feasible. This includes barge boards and fascia.
- details of which metal windows are beyond repair and qualification for replacement

Comments on Consultation responses:

Comments noted. Additional information has been sought from the agent who has advised that the Structural Engineer has recommended that the historic movement cracks, which can be found in numerous places around the building, should be stabilised and his recommendation is that the form of stabilising be that the building be brick stitched. Some of the smaller cracks may just require re-pointing. The Engineer believes that brick stitching the building will stabilise the brick work and give the building a longer lease of life. Therefore the proposal is to rake out the mortar joints to a depth of approx. 30 mm then install stainless steel helibars 600 mm long, the helibars are to be grouted in the joints using resin mortar grouting in accordance with manufacturer's requirements, then the open joints are to be re pointed using St.Astier lime and washed sand in a ratio of 1 lime to 2 washed sand. Any pointing that the Engineer requires will also be carried out using the same lime mortar ratio mix. Once the engineer has identified all of the cracks and whether he wants the cracks to be stitched on the outside as well as the inside and which cracks he wants repointing then the full extent of the works will be known. On this basis it is considered that a suitably worded condition would ensure that the details of the works can be controlled at a later stage.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN7](#)
[Publication Version of the Local Plan \(October 2014\):](#)

The Form of New Development
HER DM1 Listed Buildings
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry 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.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton

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 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 proposal is to repair the building including its roof, but the extent of the works at this stage cannot be confirmed by the applicant. It is therefore proposed to impose a condition requiring submission of further details prior to works commencing. With a condition in place the Local planning Authority can ensure that any works are sympathetic to the character and appearance of the existing building. Appropriate repair of the building is encouraged to ensure its long term retention.

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 No development shall take place unless and until a method statement has been submitted to and approved by the Local Planning Authority for repairs to the rubbed brick arches and the works shall proceed in accordance with the details so approved.

Reason: In the interests of amenity and the character of the listed building in accordance with policies GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 3 No development shall take place unless and until precise details of the timbers to be removed, including fascia and bargeboards, together with qualification for the reason for their removal and details of their replacements have been submitted to and approved by the Local planning Authority and the works shall proceed in accordance with the details so approved.

Reason: In the interests of amenity and the character of the listed building in accordance with policies GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 4 No development shall take place unless and until precise details of the metal windows to be removed, together with qualification for the reason for their removal and details of their replacements have been submitted to and approved by the Local planning Authority and the works shall proceed in accordance with the details so approved.

Reason: In the interests of amenity and the character of the listed building in accordance with policies GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 5 The replacement roof slates hereby permitted shall match precisely in colour and texture

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those of the existing building.

Reason: In the interests of amenity and the character of the listed building in accordance with policies GEN7 of the Arun District Local Plan and the National Planning Policy Framework.