

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

REF NO: PO/5/21/L

LOCATION: 225 Arundel Road
Poling
BN18 9PP

PROPOSAL: Application for listed building consent for the removal of internal wall, to partly demolished fireplace, and replacing ceiling joists between ground and first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks the removal of air vents from exterior wall of property, removal of ground floor dividing wall between dining area and lounge, removal of the fire place and chimney breast located on the western elevation, alterations to the internal stud walls at first floor and replacement of first floor joists to bring floor level up to match staircase.
TOPOGRAPHY	Predominantly flat.
SITE CHARACTERISTICS	Residential - The property is the former Poling Corner Post Office, which was an early C19 addition of one window-bay in painted brick. There are two sash windows and other more modern ones facing north. The listed building is considered to be of architectural, historical and communal significance.
CHARACTER OF LOCALITY	The village of poling is also an attractive settlement with development focused on Poling Lane. Parts of the village date back to the medieval period and include a number of important and imposing buildings. Mature landscaping and flint and brick walling are important features of the area. The informality of layout of the group of buildings, combined with the features above, enhance the rural and character of the hamlet. There are a number of listed buildings in the street, including some Grade I.

RELEVANT SITE HISTORY

PO/4/21/HH	Removal of internal wall, partly demolished fireplace, and replacing ceiling joists between ground and first floor.(This application may affect the setting of a Listed Building)
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No relevant history.

REPRESENTATIONS

Conservation Officer - No Harm Caused.

The appearance and location of the existing ventilation units and grilles detracts from both the internal and external appearance of the main listed building, and it is considered that their removal would have a positive impact

The need for a replacement ventilation/heat recovery system is understood, and the replacement system appears to be more discrete than the existing one, with only 2 external roof vents being required. Their proposed location is considered acceptable.

The internal alterations, whilst fairly significant appear to affect predominantly modern fabric (as a result of previous alterations and adaptations). It is positive to note that the existing staircase shall remain and be used as a point of reference.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Outside of BUAB

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

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

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
CSP1	C SP1 Countryside

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."

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/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

Policy C SP1 states that proposals which fall outside of the BUAB will be permitted where (b) it is for quiet, informal recreation, (c) green infrastructure or (f) in accordance with other policies within the plan.

Policy HER DM1 relates to listed buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the historic integrity of the buildings exterior or interior and where possible enhance the setting of the building.

Chapter 16 of the NPPF paragraphs 194, 197, 199 and 202 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

CONCLUSION

The application is considered not to cause harm to the significance of the listed building and as a consequence will be determined in accordance with the relevant plan policies.

The removal of the exterior air vents and the infill of gaps with bricks to match is seen in a positive light.

The installation of flues through the roof is considered to have less visual impact than the existing air vents and it is therefore expected to enhance the exterior of the listed building. It is considered that the installation of Multi Vent Heat Recovery unit within the loft space will not only be more environmentally sensitive in accordance with C SP1 (c) but it will also remove the large modern ventilation units from inside the habitable rooms, improving the historical integrity of the interior. This work accords with policy HER DM1 of the Arun Local Plan.

The removal of the fireplace and removal of the remaining chimney breast to the western elevation and the removal of the dividing wall located between the lounge/ dining area are not seen as detrimental to

this application. The chimney above first floor level has previously been removed and these internal works to remove the remaining breast and fireplace will not effect the external look of the property. The wall between the lounge and diner, due to the different build-up materials has obviously been altered a previous point in time and therefore works do not effect the historical integrity of the building. The upgrade to the building is seen to protect the building for future residential use.

The alterations to the first floor joists and small changes to the layout of the stud walls are seen as a positive change. The main supporting wall running through the centre of the property will be reinstated in its original position. The staircase is to remain in situ which has been noted by the Conservation Officer as a positive approach to take.

The proposal is considered to comply with relevant Development Plan policies in that would have no materially adverse effect on the exterior or interior historical integrity of the listed building and that it will preserve and in some instances enhance the qualities and special interest of the building in its continued use as a residential dwelling in accordance with policy HER DM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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 The development hereby approved shall be carried out in accordance with the following approved plans;

- Heritage Statement
- Location Plan DPAN-000 P1
- Proposed Floor Plans DPAN-020 P1
- Proposed Elevations DPAN-021 P1
- Proposed Internal Elevations DPAN-022 P1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 of the Arun Local Plan.

- 3 Any lathe and plaster fixed to ceilings shall be either protected or replaced like for like, to include lime plaster. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the Listed Building and its features of architectural interest in accordance with policy HER DM1 of the Arun Local Plan.

- 4 Apart from the under cutting as mentioned with application documents no internal doors, architraves or staircases must not be removed or altered without the prior written approval of the Local Planning Authority. Any replacements suggested must be appropriate for the listed building.

Reason: To preserve the appearance and special character of the Listed Building and its features of architectural interest in accordance with policy HER DM1 of the Arun Local Plan.

- 5 The new joinery work shall match exactly the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 6 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.

- 7 The reconstruction and making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 8 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in

accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.