

LISTED BUILDING CONSENT REPORT

REF NO: AB/149/09/L

LOCATION: The Dairy House Home Farm
Mill Road
Arundel

PROPOSAL: Application for Listed Building Consent for major external refurbishment & minor internal alteration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Replace existing slate roof covering with salvaged slates and code 4 lead to be used for the flat roof sections and the replacement of existing defected timbers. Repair and reinstatement of all rainwater goods. Remove and replace existing defective stone chimneys. New door and masonry infill to north elevation. Internal alterations to form further living accommodation at ground floor level and bathroom at 1st floor level. Window seats to be placed at either end of the landing with the removal of the existing WC. Suspended timber floor over scullery floor to protect and preserve existing stone finish. Boundary walls enclosing the site require re-pointing and rebuilding in places of the wall. Repairs to stonework and a new centre fountain required.
SITE AREA	Approximately 3224 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Approximately 1.4m high flint wall to front and rear boundary, approximately 4m high brick wall to west side boundary and hedging at trees to the eastern boundary.
SITE CHARACTERISTICS	Detached 2 storey Grade II Listed Building, Fittleworth stone quoin flint elevations. Gable slate tiled roof, stone coping, large central spire within north and south elevation. Large fountain within rear garden within steps up from garden to the property. Octagonal dairy building to north elevation. Internal Fittleworth stone floors.
CHARACTER OF LOCALITY	Sited within the Arundel Conservation Area, farm yard to the north of the site, chalk cliffs to the west of the site.

Shrub land to the south of the site.

RELEVANT SITE HISTORY

AB/49/89/L	Application for Listed Building Consent for the conversion of the existing Grade II dairy buildings to a restaurant/ public house with associated car parking and access improvements (Dual Parish with SS/2/89/L).	Approve Cond 02-08-1989
SS/2/89/L	Application for Listed Building Consent for the conversion of the existing Grade II dairy buildings to a restaurant/ public house with associated car parking and access improvements (Dual Parish with Main File AB/49/89/L).	Approve Cond 02-08-1989
AB/44/94/L	Renewal of unimplemented Listed Building Consent AB/49/89/L for the conversion of the existing Grade II Dairy Buildings to a restaurant/public house with associated car parking and access improvements.(Main File-Dual Parish with SS/5/94L)	Withdrawn 08-09-1994
SS/5/94/L	Renewal of unimplemented Listed Building Consent SS/2/89/L for the conversion of the existing Grade II Dairy Buildings to a restaurant/public house with associated car parking and access improvements.(Dual Parish with main file AB/44/94/L)	Withdrawn 08-09-1994
AB/11/95/L	Application for Listed Building Consent to dismantle the derelict fountain in the Dairy garden (and erect it after repair in the centre of the car park)	Refused 04-04-1995
AB/104/97/L	Application for listed building consent for re-roofing pump house	Approve Cond 03-10-1997
AB/130/00/L	Application for Listed Building Consent for cutting a hole in the brick wall at the east side of the pump house to insert a 300mm diameter pipe to enable the floor to be kept free of flooding (Main File - Dual Parish with SS/8/00/L).	Approve Cond 08-12-2000

SS/8/00/L

Application for Listed Building Consent for cutting a hole in the brick wall at the east side of the pump house to insert a 300mm diameter pipe to enable the floor to be kept free of flooding (Dual Parish - Main File AB/130/00/L).

Approve Cond
08-12-2000

REPRESENTATIONS**Representations received:**

Arundel Town Council

No objection, subject to a condition that all replacement roof tiles should match existing.

Comments on Representations received:

Comments noted. Condition for a schedule and details of materials to used is to be attached to the decision.

CONSULTATIONS

West Sussex - Listed Building
Conservation Area Advisory Com

Consultations responses received:

County Design: Further to our site visit with the Estate Manager, the external refurbishment will greatly enhance this Victorian cottage. The introduction of the window into the carriage store is acceptable. The modifications to the internal fuel store are modest.

Comments on Consultation responses:

Comments noted. The proposal would include the introduction of a single door in place of existing double doors.

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
Grade II Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN3 GEN7	Protection of the Countryside The Form of New Development
---------------------------	--	--

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building and the character and appearance of the Conservation Area.

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 proposed application seeks Listed Building consent for the reconstruction, repair and reinstatement of the existing external facade of the building, internal alterations to the single storey sections to form habitable accommodation, 2No. window seats on the landing and the formation of a bathroom and closet at 1st floor level.

The proposed external works would replace and repair existing the roof, walls and chimneys of the existing building. As the materials to be used matches the existing materials and it would be done with traditional materials, it is considered that this is acceptable as it does not damage the visual appearance or integrity of the listed building.

The proposal is to convert the existing ground floor store and scullery to habitable accommodation with the formation of a suspended floor within the scullery to protect the existing stone floor. Also the removal of some internal stud work on the landing and within a bedroom and to insert new stud work to create and bathroom and closet. Stud work on the landing is being removed to form a window seat in-place of the existing WC. These changes are not considered to damage or have any adverse effect on the integrity of the listed building.

County Design consider that the proposed alterations will greatly enhance the Victorian property. The alterations to the carriage store is considered to be acceptable and the modifications to the internal fuel store are modest.

The proposed alterations are considered to be acceptable as there is no damage to the historic character of this Grade II Listed Building.

It is therefore recommended that Listed Building Consent is granted 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 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 policy GEN7 of the Arun District Local Plan.

- 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 policy GEN7 of the Arun District Local Plan.

- 4 The reconstruction/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 policy GEN7 of the Arun District Local Plan.