

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AL/109/12/L**LOCATION:** Letterbox Cottage
Norton Lane
Aldingbourne**PROPOSAL:** Application for Listed Building Consent for demolition of existing detached garage and erection of replacement detached garage building.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks listed building consent for the demolition of a detached garage and erection of a replacement detached garage.
SITE AREA	0.1403ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is a brick and flint wall with trellis. 1.8 metre high brick and flint wall to side enclosing a gravel courtyard/parking area.
SITE CHARACTERISTICS	Grade II listed cottage constructed from brick and flint, painted cream with a hipped clay tiled rppf with catslide roof to north and east. Detached flat roof garage to side.
CHARACTER OF LOCALITY	Rural. Linear residential development located outside the built-up area boundary comprising cottages, converted farm buildings and detached dwellings.

RELEVANT SITE HISTORY

AL/119/03/	Two storey extension to rear of cottage	Withdrawn 19-01-2004
AL/120/03/L	Listed Building Consent for two storey extension to rear of cottage to form kitchen & additional bedroom	Withdrawn 19-01-2004
AL/40/04/L	Application for Listed Building consent for demolition of existing single storey extension and construction of new single storey extension. Enlarging existing kitchen.	Approve Conditionally 08-06-2004

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

Awaited.

CONSULTATIONS

Southern Water Planning

Listed Building Officer

Consultations responses received:

Historic Buildings Advisor: Objection. The scheme is problematic for a number of reasons. These include the loss of historic fabric, the impact on the setting and the design of the proposed garage structure.

The removal of the wall is of major concern as it results in the loss of historic fabric as well as the sense of containment and separation which contribute to the setting of the listed building. This is evident on the 1st ed OS map of 1875 which appears to show this wall with further structures located approximately where the garage now sits. This wall is a feature of the site but also the broader context of the conservation area which is characterised by similar flint walls forming compartmentalised spaces. As such it should be preserved.

Whilst the setting of the garage is harmful because of its direct impact on the wall, the setting of the listed building is further harmed by the setting back of the garage into the garden. As the historic mapping shows, this area has not been developed and appears to have always been retained as garden. Of further concern here is the building scale which is not much smaller than the main house on the plan. This is caused primarily by the addition of a workshop to the garage and compounds the problem of building scale and visual impact. An elevation showing the cottage and garage should have been provided to assess this further.

The other related issue is the design of the garage/workshop which does not appear convincing in this context and the conservation area more generally. A pure timber structure of this type is not particularly common here and at this scale is likely to look incongruous. I would recommend that some masonry elements are introduced (if possible) and its siting retained as a more direct replacement of the existing garage.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade II listed building

Conservation Area

Special Control Adverts

Outside built up area boundary

Class C road

Drainage Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)

The Form of New Development

PLANNING POLICY GUIDANCE

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.

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 not considered to comply with these criteria in that it is considered to materially affect the character and the setting of the Grade II Listed .

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

PRINCIPLE

The building is Grade II listed located outside the built up area in the Norton Lane Conservation Area. 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.

PROPOSAL

The replacement garage building will be a traditional, timber frame building clad with feather edge boarding with a tiled, hipped roof. The building will have a brick plinth, exposed timber posts to the front elevation with a cat slide roof to the north elevation. The roof will be clad in plain clay tiles. The garage will have a ridge height of 5.5 metres, eaves height of 2.3 metres, reducing to 1.5 metres on the north elevation. It will measure 9.5 metres in width and 5.7 metres in depth.

The building will be sited on the western side of the site, 3 metres from the southern boundary adjoining Oak Cottage, to the south. It will be sited 10 metres from the front boundary. The existing vehicular access into a gravel parking forecourt will be unaltered. The proposed siting of the garage will require the demolition of a section of brick and flint wall, approximately 10 metres, towards the front of the site.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its

setting.

Paragraph 133 adds that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent.

It is clear from the consultation response from the Historic Buildings Advisor, that the proposal would be harmful to the heritage asset and its setting. The proposal would result in the loss of historic fabric - a section of brick and flint wall, which is evident on the 1st OS map of 1875. The wall is a feature of the site and the surrounding Conservation Area, which is characterised by similar flint walls, compartmentalising the site. The setting of the listed building is further harmed by the siting of the garage back into the rear garden. On the basis of historic maps, this area has not been developed and has always been retained as garden. The scale of the replacement garage is of comparable footprint to the main dwelling and further harms the setting of the heritage asset. In addition, within the wider context, the design of the garage, which is a pure timber structure, is not characteristic of the Conservation Area.

It is therefore recommended that listed building consent is refused for the following reason.

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 to private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 (Neutral) 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).

RECOMMENDATION

REFUSE

1 The proposed replacement detached garage would be harmful to the special

architectural and historic interest and the setting of the Grade II listed building, by reason of its siting, design and scale, and the loss of historic fabric (section of wall). The proposal is therefore contrary to policy GEN7 and paragraphs 132 and 133 of the National Planning Policy Framework.