

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

REF NO: AL/35/20/L

LOCATION: Norton Farm House
Norton Lane
Aldingbourne
PO20 3NH

PROPOSAL: Listed building consent for the sub-division of existing building to create 1 No. separate 1-bed dwelling & construction of 4 bay oak framed outbuilding as a garage room & garage/workshop.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	It is proposed to convert the extension into a self-contained 1 bed dwelling, with an open plan kitchen with dining and living area, a study, 2 x WCs, a master bedroom with closets and bathroom, and to retain the existing workshop/store to serve the main house. It is proposed that the converted dwelling would be occupied by the applicants, and the main farm house occupied by one of their children and their young family. A connecting door will be retained between the dwellings. Externally few changes would be required to the extension to facilitate its conversion to a 1 bed dwelling. To the east elevation, a new entrance door and porch would be constructed to provide access from the south courtyard. To the west elevation, a window would be replaced by a pair of French doors. A detached structure is proposed comprising an oak framed 4 bay car port, to provide space for the applicants vehicles and his hobby in mechanical engineering. This building would be roofed in hand made tiles to match the existing adjacent building with larch feather edge weatherboarding. Access to this would be through the existing vehicular gates off Old Dairy Lane.
SITE AREA	0.72 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	3 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Boundaries consist of a brick/flint wall with hedge row above, brick wall and timber fence panels.

SITE CHARACTERISTICS

The site consists of a detached, three storey, brick and flint, Grade II listed farm house (Norton Farm House), which sits on a large plot of land to the west side of Norton Lane. The property is set in spacious grounds, with a gravel driveway to the front and garage, enclosed by a brick and flint wall and hedge to the frontage with Norton Lane. The property has a conservatory and at the rear/side there is an L-shaped single storey 1990s extension, which has brick and flint elevations and a tiled hipped roof.

CHARACTER OF LOCALITY

Semi-rural in character, with mix of dwellings and farmland, on the outskirts of a small village. To the east and west of the site there is established open farmland. To the north are a scattering of dwellings and to the south is a collection of dwellings off Old Dairy Lane and a number of small work units in the former Norton Dairy. The site is part of the Norton Lane Conservation Area.

RELEVANT SITE HISTORY		
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AL/104/18/HH	The installation of a 36 No. PV array on a barn in the garden that is to the rear of the main residence. This application affects the character & appearance of the Norton Lane, Norton Conservation Area.	ApproveConditionally 14-01-19
AL/15/09/L	Application for Listed Building Consent for external alterations to garage building to remove pass door and window and provision of new garage door, repairs/replacement to roof	
AL/56/07/L	Application for Listed Building Consent for conversion of outbuilding (currently used as garage) as ancillary accommodation	ApproveConditionally 01-08-07
AL/46/06/	Conversion and extension of outbuilding to ancillary residential use.	Refused 14-07-06
AL/47/06/L	Application for Listed Building Consent for conversion and extension to outbuilding (currently used as garage) as ancillary accommodation.	Refused 14-07-06
AL/101/05/	Conversion and extension of outbuilding to ancillary residential use	Refused 22-11-05

AL/102/05/L

Application for Listed Building Consent for conversion & extension of outbuilding to ancillary residential use

Refused
10-11-05

Site history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Lindy Nash, Clerk of Aldingbourne Parish Council

No objection SUBJECT TO a restriction that the new dwelling is to be used by the applicant's family members only (and restriction to remain in place in event applicant sells the property), and no use for commercial or holiday lets to be permitted.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the Conclusions section of this report.

In addition, Officer responses as follows:

- Given no condition is to be applied restricting the use of the 1 bed dwelling as ancillary to the main dwelling, and essentially the Parish Council objects without such a restriction, the application must be decided at Planning Committee.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER:

No objection. The application is considered to not cause harm to the significance of the heritage assets or its/their setting. Recommend planning condition to secure details of the proposed garden boundary and hard landscaping, the new joinery and their treatments.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in Conclusion section of report.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Countryside

Grade II Listed Building

Norton Lane Conservation Area

Lidsey Water Treatment Works Catchment Area

Minerals Consultation Area

DEVELOPMENT PLAN POLICIES

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

HERSP1 HER SP1 The Historic Environment
HERDM1 HER DM1 Listed Buildings

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.

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.

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).

The relevant policies of the Aldingbourne Neighbourhood Plan (2016) have been considered in the assessment of this application.

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 or the character and appearance 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

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."

Local Plan policy HER SP1 advises that designated heritage assets, including listed buildings and Conservation Areas (and their settings), will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Policy HER DM1 requires proposals affecting statutorily listed buildings to protect, and where possible enhance, the setting of the building.

Paras 189-196 of the NPPF sets out requirements for development affecting designated heritage assets (listed buildings and Conservation Areas) and their settings, including the need for applicants to describe the significance of any heritage assets (and setting) affected, the LPA to consider the impact of the proposal on the significance of heritage assets and take into account other factors, that great weight should be given to an assets conservation, that any harm or loss of significance requires clear and convincing justification, and where 'less than substantial' harm would be caused this should be weighed against the public benefits. No harm to heritage assets results from the application.

Norton Farm House is Grade II listed and is identified as being a late C18, two storeys (and attic), detached house. It is faced with flints with red brick dressings and quoins with a tiled roof. It is of aesthetic significance. There is an earlier wing at the back of the house, and a modern late C20 extension (the extension proposed to be converted under this application).

The Council's Conservation Officer raised no objection to the proposals, subject to conditions.

The subdivision of the extension and alterations affects a late C.20 extension located to the side of the main listed building. The interior of the extension will not significantly alter and it would affect modern fabric only. Externally, a window would be replaced with an entrance door and an entrance porch would be constructed to provide access from the south courtyard and a window would be replaced by a pair of French doors on the west elevation. Such alterations will affect the modern fabric only and not harm any historic fabric, and their success will depend upon the quality of construction and appearance.

The detached structure appears to be generally acceptable in scale, form, design and materials and would have a traditional appearance. The use of hand-made tiles for the roof to match the adjacent listed building and the use of oak-framing and larch feather edge weatherboarding and barn-like appearance would be suitable in the grounds of the listed building, which is a former farmhouse, and in a rural setting. The removal of the outbuildings to facilitate the car port would be acceptable in heritage terms, due to the temporary nature and age of these structures and that they do not contribute to the significance of the heritage asset.

Planning conditions are proposed on the PL application regarding materials etc.

The proposal would not result in harm to the significance of the listed building or its setting and accord with the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990, and ALP policies HER SP1 and HER DM1. The application is recommended for approval subject to 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 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 listed building for the future in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework, and policies HER SP1 and HER DM1 of the Arun Local Plan.