

LISTED BUILDING CONSENT REPORT

REF NO: AL/37/08/L

LOCATION: The Lodge
Aldingbourne Drive
Aldingbourne

PROPOSAL: Application for listed building consent to board loft space, install light & folding loft ladder

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	N/A
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling with flint elevation walls and a tiled double gable roof. There is an enclosed porch over the front door. There is a detached pre-fabricated garage and outbuilding and a conservatory on the northern elevation. Internally there are picture rails running along the interior walls.
CHARACTER OF LOCALITY	The site is located in an isolated spot on a rural lane that is surrounded by open fields with Aldingbourne House to the north. The A27 passes closely by to the south.

RELEVANT SITE HISTORY

AL/47/95/L	Application for Listed Building Consent for alterations to the lodge and outbuilding.	Approve Cond 26-10-1995
AL/84/96/L	Application for Listed Building Consent for new boiler flue through kitchen wall and siting of 60cm satellite dish in roof valley.	Approve Cond 08-01-1997

Internal alterations have previously been made to the building.

REPRESENTATIONS

Representations received:
Aldingbourne Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building Section

Consultations responses received:

No objection to the proposal. There will be very limited impact, if any, on the historic fabric.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Outside Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2 DEV1 CH5	The Countryside High Quality Development Buildings of Architectural or historical importance
Arun District Local Plan:	GEN3 GEN7	Protection of the Countryside The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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.

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 works will only involve internal alterations and there will be no change in the valued external appearance of the building.

The loft is currently unfloored and there is no permanent means of access. It is considered that the proposed works will only require alterations of a minor degree and none which will adversely impact the historic fabric of the building. The council's Conservation and Design Officer is in agreement with this assessment.

It is therefore recommended that Listed Building Consent should be granted, subject to the conditions set out overleaf.

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 policies CH5 of the West Sussex Structure Plan, GEN7 and DEV10 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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

- 4 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This Listed Building Consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on the historic integrity of the Grade II Listed Building or the character or appearance of the

designated Conservation Area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, DEV1, CH5

LOCAL PLAN: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.