APPN NO. AL/94/06/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Application for Listed Building Consent for 1 no. new door and 1 no. relocated door at first floor, The Manor House, Hook Lane, Aldingbourne.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 1.5 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	Front boundary has approximately 1.8m-2m in height. Rear boundary has hedging then open farmland, north side boundary has flint wall approximately 2m in height, south side boundary has ranch type fencing approximately 1.5m in height.
SITE CHARACTERISTICS	Grade II Listed building. Two storey detached with balcony on rear at first floor level, red and grey brick to front walls and cream painted walls to rear, pitched roof with red tiles. Several outbuildings and swimming pool within site.
CHARACTER OF LOCALITY	Main road, semi-rural location consisting of a mixed style of development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/116/03/L	Application for Listed Building Consent for the re-cladding to eastern end wall, partial re-roofing and associated repairs to roof structure.	Approved/Conditionally 15-01-2004.
AL/106/94/L	Application for Listed Building Consent for new window to guest bedroom, new doors between drawing/dining rooms, re-arrangement of bathroom and dressing room to principle bedroom and other minor internal works.	Approved/Conditionally 12-01-1995.
AL/7/95/L	Application for Listed Building Consent to replace two pairs of french doors to south elevation with one pair, alterations to south east and guest bathrooms, kitchen and cloakroom areas. New door to playroom from store/passage and other minor works.	Approved/Conditionally 07-04-1995.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/69/05/L	Application for Listed Building Consent for the removal of part of a wall internally and replacement of window in rear elevation with French doors all to match existing.	Approved/Conditionally 22-08-2005.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design	Minor internal modifications that cause no problems.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-Up Area Boundary Grade II Listed Building Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, CH5, DEV1
Arun District Local Plan : GEN3, GEN7, DEV10

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.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed.

COMMENT ON REPRESENTATIONS RECEIVED

None.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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."

The proposal is considered to comply with these criteria in that it would have no materially adverse effect on the visual amenities of the locality, furthermore it is not considered to materially affect the character of the Grade II Listed Building.

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 at first floor level will involve the removal of a bedroom door and blocking up the existing door opening. The existing door will be reused to create a new door opening into the bedroom which will provide access between the existing bedroom and bathroom and the door linings and architraves will match the existing doors at first floor level in this part of the building.

It is considered that the alterations are minor and would not detract from the special architectural appearance or historic interest of the building and County Design have raised no objections to the proposal.

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

ALDINGBOURNE AL/94/06/L

Application for Listed Building Consent for 1 no. new door and 1 no. relocated door at first floor.

The Manor House
Hook Lane
Aldingbourne

RECOMMENDATION

Approve Conditions

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 making good of the building to complete the execution of the works for which consei 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 accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arur District Local Plan.

3 At all times during the progress of the work hereby approved adequate measures shall b 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.