

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

REF NO: AL/95/18/L

LOCATION: Hook Place
Hook Lane
Aldingbourne
PO20 3TS

PROPOSAL: Application for Listed Building Consent for replacement of wooden driveway gates on a like for like basis & installation of woodburning stoves.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above - gates front on to Hook Lane, 3 wood burners to be installed in main house.
SITE CHARACTERISTICS	Semi-detached listed building.
CHARACTER OF LOCALITY	Rural area with dispersed housing.

RELEVANT SITE HISTORY

AL/55/18/L	Listed building consent for the removal of feature arch to bring room into one, removal of a wholly internal, non-structural kitchen cupboard made of brick & plasterboard & the insertion of a new internal door to partition off the utility room & cloakroom.	ApproveConditionally 21-08-18
AL/80/17/L	Application for listed building consent to re-wire the electrical system, re-plumb heating & hot water systems to include installation of new boiler & upgrade existing bathrooms.	ApproveConditionally 04-09-17
AL/118/09/L	Application for Listed Building Consent to replace existing fencing with new western red lap boarding and erect gates to garden access.	Refused 27-01-10 Appeal: Allowed+Conditions 27-09-10
AL/46/09/L	Application for Listed Building Consent for a single storey extension & alterations.	ApproveConditionally 17-07-09

History noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council

Aldingbourne Parish Council

The Parish Council does not object to the application providing the materials used for the external chimney are in keeping and not stainless steel.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted - the plans do not show any external alterations to the building.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation officer:-

Hook Place is a semi-detached property thought to have seventeenth century origins. I note that the applicant states that a substantial amount of work was undertaken to the property in the mid nineteenth century and that it has undergone a number of extensions and alterations since that time.

The application relates to the like for like replacement of wooden driveway gates at the main entrance to the property. Whilst the proposal is considered acceptable, only basic measurements are provided as part of the application. However, the application does include a photograph of the grates from which to ensure that a faithful copy is made. This is assumed to be acceptable for the purposes of this application. However, you may wish to request details of the materials and surface treatment by way of condition.

The wood burners will be of a traditional cast-iron type and are will most likely preserve the character of the property. However, it is not clear what they will look like, or if any works will need to be undertaken to the chimneys in order to ensure that they function. I am thinking of the need to amend or adapt the chimney pots. Such information should be confirmed prior to works, just in case they also require Listed Building Consent.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Outside built up area boundary.

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

[Aldingbourne Neighbourhood Plan 2016 POLICY EH1](#)

Resist development outside

Aldingbourne Neighbourhood Plan 2016 POLICY

New housing or altering dwellings

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 - 31, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Neighbourhood Development Plan

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.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

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 ANDP policies relating to the application have been considered - they do not directly relate to heritage assets. .

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."

The proposal is considered to comply with these criteria in that 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 internal alterations are modest and do not have any impact on the external features of the building. The gate is a like for like replacement resulting in no loss of character to the listed building.

The proposals are considered to comply with the relevant development plan policies regarding heritage buildings.

It is therefore recommended that the application be approved subject to conditions.

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

The proposal would have a neutral impact on the protected characteristics.

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 HER DM1 of the Arun Local Plan and the NPPF.
- 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 HER DM1 of the Arun Local Plan and the NPPF .
- 4 INFORMATIVE: The approval for wood burning stoves does not include any external changes

to the building as none were shown on the submitted plans.