

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

REF NO: AW/122/19/L

LOCATION: 7 Old Place
Aldwick
PO21 3AU

PROPOSAL: Listed building consent for remedial works including repointing, tile hanging, re plastering and replacement porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for remedial works to the listed building including repointing, tile hanging, re plastering and replacement porch.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
SITE CHARACTERISTICS	Semi detached, two storey grade 2 listed building with road access from Old Place.
CHARACTER OF LOCALITY	Residential area with varying property types within an area of special character.

RELEVANT SITE HISTORY

AW/309/17/L	Application for Listed Building Consent for the installation of Oak-framed secondary glazing, installation of damp proof membrane & floor covering, upgrade of shower cubicle, removal of non-structural modern partition in attic bedroom & addition of chimney pot.	ApproveConditionally 06-02-18
AW/293/17/CLL	Application for a certificate of Lawfulness for proposed works to a Listed Building comprising of secondary double glazing, lounge flooring, upgrading of first floor shower cubicle, removal of non-structural modern partition in attic bedroom & chimney pot	Withdrawn 11-10-17

Relevant planning history noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council strongly support the application however would welcome clarification of works and statements as these were not available to read.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

Arboriculturist

Engineers (Drainage)

Historic England

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The application is considered to not cause harm to the significance of the asset.

Engineers (Drainage) - Due to the scale and location of the proposal no conditions are requested.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Listed Building

Area of Character

DEVELOPMENT PLAN POLICES

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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

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.

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.

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

PRINCIPLE

The application concerns external works to a grade II listed building. 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.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, because the listed building is significant heritage asset proposals should protect the setting of these buildings.

The proposal includes various works to the listed building. The works appear sympathetic to the building ie loss of gypsum plaster for the use of lime. Traditional materials and techniques should be used and the details included within the supporting statement are useful.

Materials should reflect that of the existing. A sample of flint panel should be provided and details have been submitted to avoid a pre commencement condition and are also listed within the schedule of works. This will ensure the materials reflect the existing appearance.

Following comments from the Conservation officer it is not considered the proposal would harm the significance of the heritage asset and as a result is in accordance with HER DM1 and HERSP1, in that it is considered to protect and enhance the special historic and architectural character of the building.

SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in accordance with the relevant policies and therefore should be approved subject to the conditions and informatives.

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 The development hereby approved shall be carried out in accordance with the following approved plans
 - Ground Floor Plan - 103
 - First Floor Plan - 104
 - Side Elevation (South) - 102
 - Front Elevation (East) - 101
 - Proposed Porch Plan - 106
 - Rear Elevation (West) - 100
 - Location Plan
 - Design and Access Statement incorporating Heritage Statement
 - Schedule of Works (includes material details)

- Email and Photos confirming flint walling material

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 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.

- 4 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 .