

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

REF NO: AW/309/17/L

LOCATION: Old Place Manor
7 Old Place
Aldwick
PO21 3AU

PROPOSAL: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.12 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A.
SITE CHARACTERISTICS	Semi detached, two storey grade 2 listed building with road access from Old Place, large garden facing Aldwick Road.
CHARACTER OF LOCALITY	Established suburban residential area with varying property types within an area of special character.

RELEVANT SITE HISTORY

AW/308/17/L	Installation of oak-framed secondary glazing, damp proof membrane & floor covering, upgrade of shower cubicle, replaced shower tray, fittings & wall tiling, removal of non-structural modern partition in attic bedroom and addition of chimney pot.	
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upgrading of first floor shower cubicle, removal of non-structural modern partition in attic bedroom & chimney pot	Withdrawn 11-10-17

None relevant.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection.

Members noted that the chimney pot is not of the correct vintage and is out of kilter with the rest of the building.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

The application below to regularise several elements of works to the listed building is considered acceptable in heritage terms, and I recommend the application be approved.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade 2 listed building

DEVELOPMENT PLAN POLICES

[Publication Version of the Local Plan \(October 2014\):](#)

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 District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017. A further period of consultation is taking place on the modifications until 23rd February 2018.

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. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

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. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

Aldwick Parish is not preparing an NDP.

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 or the setting 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 importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout Section 12 of the NPPF and para. 132 requires great weight to be given to their conservation.

The works are considered to be minor additions/alterations to the building and have a limited impact on its appearance and setting and would not result in harm to the character or setting of the listed buildings.

The consent is recommended for conditional approval.

HUMAN RIGHTS ACT

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 Works approved in accordance with the following approved plans and details:-

Letter dated 10 October 2017 from Mark and Tanya Coleman
H.M LAND REGISTRY SX138576

OLD PLACE: SITE PLAN

ATTIC ROOM AT 7 OLD PLACE, ALDWICK, WEST SUSSEX, PO21 3AU

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 of the emerging Arun Local Plan 2011-2031 Consultation on the Main Modifications January 2018, the National Planning Policy Framework and National Planning Policy Guidance.