

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition

REF NO: A/103/15/L

LOCATION: Saddlers
High Street
Angmering

PROPOSAL: Application for Listed Building Consent for new lime render coating to flank wall

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The coating to the flank wall is requested to prevent damp ingress
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Building is located on road frontage
SITE CHARACTERISTICS	Semi detached 2 storey dwelling, with room in roof. Plain tile roof and cream coloured painted flint and render elevations
CHARACTER OF LOCALITY	On edge of village centre. Predominantly residential characterised by detached dwellings of varying design mainly older style.

RELEVANT SITE HISTORY

A/80/99/L	Application for Listed Building Consent to erect a glass & timber conservatory for domestic use.	ApproveConditionally 04-11-1999
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REPRESENTATIONS

Representations received:

Angmering Parish Council
No Objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Conservation Area Advisory Committee - No Objection. Final colour to be agreed with Planning Officer

Historic Building Adviser -

Whilst there is no objection to the principle of rendering, the following points should be noted:

Solid wall construction requires permeability throughout for the walls to breathe and moisture to move from the inside-out. Removal of the external paint may therefore be essential if this is not permeable because it could be trapping moisture within the substrate and contributing to the problem. It could also be disguising later cement pointing which again could be a contributor.

This will not be known until the paint is removed however the replacement of cement should be factored in to the works where this exists.

Similarly, the internal walls could also be causing issues if a modern internal plaster has been used instead of lime. This will similarly trap moisture until areas become wet. If this is occurring at ground floor level, further contributors could be concrete floor slabs (where they exist) and external hard ground surfacing which can trap moisture within the ground and force it into the walls.

Conditions requested relating to Method Statement for paint and cement pointing removal and details of new paint or wash

Comments on Consultation responses:

Comments noted. Requested conditions have been imposed.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

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

HER DM1 Listed Buildings

HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can

carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. There are no specific policies in Angmering Neighbourhood plan relating to this type of development.

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 appearance 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 application has been submitted to address the current damp ingress problems. Parts of the wall are chalk blockwork which has acted as a sponge and exhibits damp even in the dry summer months. The application is to provide a lime rendered coating to the flank wall to match with the rear wall rendered covering which it is hoped will provide a weatherproof envelope whilst still allowing the building to breathe and move.

It is proposed to apply a minimum of two coats of lime render system, a 9-16 mm (2 part lime, 5 parts coarse sand) for the first coat and a 6-10mm (1 part lime, 3 parts sand) for the finishing coat. The elevation will not have a completely smooth finish, the render will follow the undulations. It is intended to paint the wall to match the existing.

The proposed works are considered acceptable provided additional details are provided as controlled by condition. Improvements to the elevational treatment to prevent water ingress would be in the interests of the building's long term retention.

It is therefore suggested that Listed Building Consent is granted in accordance with the following conditions

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 works shall not commence until a Method statement for the removal of paint (which should be of conservation standard) has been submitted to and approved by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: In the interests of the character of the Listed Building in accordance with the provision of the National Planning Policy Framework

- 3 The works shall not commence until details of any new paint or wash to be applied over render have been submitted to and approved by the Local Planning Authority. This must be breathable to allow moisture out. The work shall be carried out in accordance with the approved details.

Reason: In the interests of the character of the Listed Building in accordance with the provision of the National Planning Policy Framework

- 4 The works shall not commence until a Method statement for the removal of cement pointing (should it be found) has been submitted to and approved by the Local Planning Authority. (This will need to be done by hand and not with machine tools). The work shall be carried out in accordance with the approved details

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Reason: In the interests of the character of the Listed Building in accordance with the provision of the National Planning Policy Framework