

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

REF NO: A/109/21/L

LOCATION: Church House
Arundel Road
Angmering
BN16 4JS

PROPOSAL: Listed building consent for the replacement of 5 No. windows on front elevation and rebuild of flint boundary wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks consent for the replacement of 5 No. windows to front elevations and the partial rebuild of an existing flint boundary wall.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint wall with brick quoins and low level railings.
SITE CHARACTERISTICS	Residential. Church House is a Grade II listed property. The front faces west on to Arundel Road and the plot has return north frontage to Lansdowne Road. The older part of Church House is believed to date from around 1700. It would appear the west half was built first and the rear east part following soon after. The property has been altered and extended since, most notably a two-storey extension built around 1925. The elevations are red brick and the front elevation, and the front elevation is constructed in a Flemish bond.
CHARACTER OF LOCALITY	Predominately residential. The building is located in the Angmering Conservation Area which focuses on the historic core of the village. Arundel Road leads from the A27 towards the centre of the village which contains many listed and locally listed buildings. Buildings in the village are noted to be of flint and brick. Church House forms an attractive group, fronting on to the road with a number of other listed buildings, including the library.

RELEVANT SITE HISTORY

A/67/89/L	Application for Listed Building Consent to replace two windows with white UPVC windows	Refused 02-08-89
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History noted, not of relevance to this application.

REPRESENTATIONS

Parish Council - No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No harm to the significance of the heritage asset.

The windows have very limited historic material and no historic glazing. Whilst the details of the proposed window are acceptable, it would help to understand how the glazing bar is to be treated - it should be integral to the frame, and not applied.

The location of the wall is such that it can be clearly seen from the neighbouring road and public open space, and as a result, the quality of the new build should be high. I believe that the works will not harm the significance of the wall, but that a sample panel should be provided prior to the re-build commencing. This will ensure that it reflects the existing quality of the wall, whilst also not affecting its significance.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Listed Building

Angmering Conservation Area

DEVELOPMENT PLAN POLICIES

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

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

Policy HER DM1 relates to listed buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the historic integrity of the buildings exterior or interior and where possible enhance the setting of the building.

Policy HER DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Chapter 16 of the NPPF paragraphs 194, 195, 197 and 199 and relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

EFFECT ON THE HERITAGE ASSET

Paragraph 194 and 195 of the NPPF requires the LPA and applicant to consider the significance of the impact on the asset. It is noted by each that the replacement windows do not form part of the historical fabric of the building, being Victorian replacements. The wall, which is starting to erode will have lime mortar to match and re use existing flints and as such, are unlikely to significantly impact the appearance

of the building.

Paragraph 197 states that local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation can make and desirability of new development making a positive contribution to local character. The preservation of the dwelling with like for like replacement windows, and the re build of the boundary wall utilising reclaimed materials will enable its continued use and therefore its protection.

This application seeks to replace 5 sash windows to the front of the dwelling with timber 4mm single glazed replicas. Further to the Conservation Officer's comments relating to the glazing bar the applicant has confirmed that this will be integral to the structure of the window.

The flint wall will be built utilising reclaimed flint and lime mortar matched to the existing colour. The Conservation Officer has requested that this be demonstrated through the provision of a wall sample board, this will be conditioned.

In this instance the Conservation Officer has noted that there will be no harm to the significance of the heritage asset and as such the proposal should be determined against the development plan policies.

The proposal is considered to comply with relevant Development Plan policies in that would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area in accordance with policies HER DM1 and HER DM4 of the Arun Local Plan.

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;

- Block Plan
- Method statement for flint wall
- Method statement and window details
- Heritage statement
- Email from applicant confirming glazing bar dated 2nd August 2021.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 and HER DM3 of the Arun Local Plan.

- 3 Any walling shall conform with a sample panel of flintwork which shall be erected on site and approved in writing by the Local Planning Authority before work to walling is commenced.

Reason: To preserve the appearance and special character of the building for the future in accordance HER DM1 and HER DM3 of the Arun Local Plan and the NPPF .

- 4 The making good of the building and flint wall to complete the execution of the works for which consent 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 in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.