

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

REF NO: A/10/19/L

LOCATION: The Old Mill House
Station Road
Angmering
BN16 4HY

PROPOSAL: Listed building consent to create shower room with WC & sink on first floor, remove modern built in wardrobe & erect stud wall in second bedroom, create door from hallway, interior pipework through master bedroom down into existing ground floor bathroom to join existing drains & install ventilation grill on front of house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The Listed Building consent for the creation of a shower room with WC and sink on the first floor, removal of a built in wardrobe, erection of a stud wall, creation of an internal door, interior pipework and the installation of an external ventilation grille.
SITE AREA	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is open plan to its front elevation.
SITE CHARACTERISTICS	The site is populated by a Grade II Listed Building.
CHARACTER OF LOCALITY	The area is host to a plethora of building styles and types.

RELEVANT SITE HISTORY

A/112/89/L	Application for Listed Building Consent for a hardwood double glazed conservatory	ApproveConditionally 25-10-89
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Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Parish Council - No objection.

No representations received from occupiers of neighbouring dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

The Council's Conservation Officer -

The application is for Listed Building Consent to create shower room with WC and sink on first floor. This will require the removal of a modern built in wardrobe, the erection of a stud wall in the second bedroom in order to create a new bathroom. A new door way is required from the hallway in order to provide access to the room.

In respect to the plumbing, the proposal is to install interior pipework through master bedroom down into an existing ground floor bathroom, where it will join existing drains. Finally, a new ventilation grill will be installed on the front of house.

The Old Mill House is a two storey, flint faced, semi-detached building. The windows consist of a mix of painted timber casement or sliding sash, some with latticed panes. The main roof of the house is thatched and the front entrance porch roof is tiled.

The first floor layout of the property currently consists of three bedrooms with what appear to be fairly modern stud partitions. This implies that the layout of the building may have previously been altered. However, the rooms are generally small in scale which is reflective of the character of the property.

The proposal is to form a small shower room at first floor level with access off the landing. This will be achieved by subdividing one of the bedrooms, removing a modern built in modern wardrobe, shelving and unit, as well as making a new opening from the hallway.

The existing fabric to be removed is of no significance, being relatively modern in construction. In addition, the shape of the bathroom will ensure that remaining bedroom is both of use and characteristic of the property.

The shower room will have new heating, lighting and plumbing and every attempt should be made to use existing pipe runs, or minimise the loss of historic fabric when such services are installed.

I note that reference is made to the new door replicating the existing doors on the first floor. Such an approach is supported.

An extract fan is required which will be taken out through the external wall and terminating with a grille. It will be black in colour in order for it to blend in with the flint work. It is hoped that this will not be any bigger than required. You may wish to see details of the grille before it is installed in order to ensure that it reflects the character of the building.

In conclusion, it is considered that the proposal will not harm the designated heritage asset.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Grade II Listed Building

DEVELOPMENT PLAN POLICES

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

HERDM1 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 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.

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).

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

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is

acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policy is deemed to be HER DM1 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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, proposals should protect the setting of these buildings.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following 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

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 development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Block Plan - Drawing No. 116.P3
- Proposed Part First Floor and Internal Elevation - 116.P1 - DEC 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy D DM1 of the Arun Local Plan.

- 3 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.