

LISTED BUILDING CONSENT REPORT

REF NO: A/11/11/L

LOCATION: Old Forge House
Arundel Road
Angmering

PROPOSAL: Application for Listed building consent for repairs to existing walls and roof structure and replacement of existing gutters and downpipes

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed application seeks permission for works to The Forge, Old Forge House, Angmering. The internal works propose the repair of crack within the walls and the strengthening of the timber roof frame in a number of places. Externally the works proposed will result in the re-pointing of defective areas to both the north and west elevations and the replacement of all existing guttering and downpipes.
SITE AREA	Approximately 739 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Building fronts the highway and is open to shared driveway.
SITE CHARACTERISTICS	The Forge forms a garage/outbuilding which is ancillary to Old Forge House which is a modern detached dwelling constructed with a traditional appearance. The Forge is a Grade II Listed Building, flint and red brick quoin to north and west elevations, painted flint and render to south and red brick to the west. 1/2 hipped clay tiled roof. 2 sets of double timber doors within the east elevation.
CHARACTER OF LOCALITY	Sited within the Angmering Conservation Area. Historic building to the south and west of the site with modern development to the north. Class A Road. Car repair taking place within building to north, primary school opposite the site.

RELEVANT SITE HISTORY

A/43/99/L

Application for Listed Building Consent for refurbishment and alterations to existing forge to accommodate domestic garage and store.

Approve Cond

10-09-1999

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Conservation Area Advisory Com

Conservation Officer

West Sussex - Listed Building

Consultations responses received:

Conservation Area Advisory Committee:

All replacement materials must be in-keeping with characteristics of the Listed Building.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Conservation Area

Class A Road

DEVELOPMENT PLAN POLICIES

South East Plan:

[SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan:

[GEN2](#)

Built-up Area Boundary

[GEN7](#)

The Form of New Development

[AREA2](#)

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS5

Planning for the Historic Environment

POLICY COMMENTARY

LISTED

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

LISTED/CA

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

The application seeks permission for Listed Building Consent for various works to The Forge which is a Grade II Listed Building sited within the Angmering Conservation Area.

The works proposed are both internal and external which are proposed to further preserve the building. The external works proposed would be to replace the existing cast iron guttering and downpipes with new matching materials and the re-pointing of sections of the external wall to the north and west elevations. Internally it is proposed to strengthen the existing timber roof frame and repair existing internal cracks within the wall.

The proposal to replace the existing rainwater goods is considered to be acceptable as the replacement guttering and downpipes are to be cast iron which will be in-keeping with the existing building. However it is considered prudent to require details of these replacement goods to ensure that their profile is in keeping with the listed building. The re-pointing proposed is also considered to be acceptable and will not detract from the appearance of the building.

The internal works allow for the continued maintenance and structural support of the listed building and therefore as they do not impact upon its historic character and appearance are considered to be acceptable.

It is therefore recommended that Listed Building Consent be granted subject to 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 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 policies GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 3 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 policies GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 4 The reconstruction/making good of the building 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 policies GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 5 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for guttering and downpipes have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used for the replacement of the guttering and downpipes.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies GEN7 of the Arun District Local Plan and Planning Policy Statement 5 'Planning and the Historic Environment'.

- 6 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity or the character of the area or the integrity of the listed wall and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

SOUTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1,PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.