

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

REF NO: A/11/15/L

LOCATION: Church Farm House
Rectory Lane
Angmering

PROPOSAL: Application for Listed Building Consent for remedial works to chimney stack & part regularisation of replacement windows & porch door & boiler flue penetrations. Minor internal works to en-suite bathrooms.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed works are as set out above.
SITE AREA	Approximately 0.26 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	The area is a relatively low density one.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed works.
BOUNDARY TREATMENT	The site has a mixed boundary treatment of brick walls in the main. There is also some boundary planting.
SITE CHARACTERISTICS	Church Farm House is a substantial dwelling set in its own grounds and sited in close proximity to the street. The List Description refers to it being: Three parallel ranges. Circa 18th Century. Two storeys. Three windows. East front faced with flints with dressings, quoins and stringcourse of red brick. South front cobbles. Tile roof with three gable ends to south. Glazing bars intact on first floor only. The dwelling has been previously extended, see planning history.
CHARACTER OF LOCALITY	The locality is characterised by being a cluster of detached dwellings of mixed historic character.

RELEVANT SITE HISTORY

A/78/87/L

Application for Listed Building Consent for new first floor window in west bay of south

ApproveConditionally

elevation

06-07-1987

A/45/88	Renewal of unimplemented planning permission A/83/83 for erection of ornamental gates and access to Rectory Lane	ApproveConditionally 20-06-1988
A/64/95/L	Application for Listed Building Consent for erection of garage and formation of forecourt and gateway	ApproveConditionally 14-06-1995
A/61/95	Erection of garage & formation of forecourt and gateway	ApproveConditionally 16-06-1995
A/110/95	Erection of fence and gates	ApproveConditionally 17-11-1995
A/111/95/L	Application for Listed Building Consent for the erection of fence and gates	ApproveConditionally 17-11-1995
A/7/98	Erection of garage and extension of boundary wall.	ApproveConditionally 18-03-1998
A/8/98/L	Application for Listed Building Consent for alterations to south elevation, demolition of part of boundary wall, demolition of part of garden wall and extension of paving.	ApproveConditionally 31-03-1998
A/37/98	Extension of garage (amendment to planning approval A/7/98)	ApproveConditionally 30-06-1998
A/59/01/L	Application for Listed Building Consent for alterations to raise existing stairs to improve headroom at ground floor level. Formation of en-suite bathroom in existing bedroom.	Refused 19-09-2001
A/171/78	Extension of existing building to form new garage	ApproveConditionally 10-01-1979
A/192/78	Erection of ornamental wrought iron gates giving access to Rectory Lane	ApproveConditionally 31-01-1979
A/83/83	Renewal of application A/192/78 - Erection of ornamental gates and access to Rectory Lane	ApproveConditionally 18-05-1983

REPRESENTATIONS**Representations received:**

Angmering Parish Council

No objection.

No representations have been received from nearby occupiers.

Comments on Representations received:

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

The Conservation Officer raises no objection and considers the proposal to have a neutral impact on the Conservation Area.

The Conservation Area Committee raises no objections.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Listed Building, Grade II
Conservation Area
Within Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN7](#)
[AREA2](#)

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

[Angmering Neighbourhood Plan 2014 POLICY EH1](#)

The Form of New Development
Conservation Areas

D DM1 Aspects of Form and Design
Quality

HER DM1 Listed Buildings

HER DM3 Conservation Areas

Development in the Conservation Area

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; Yapton.

The site is within an Character Area which the Neighbourhood Plan (NP) identifies as Conservation/Heritage. this is considered in the NP to make a significant contribution to the overall character of Angmering. A mix of period properties and narrow roads mostly with footpaths on only one side that winds down into the village centre.

The NP contains policy EH1 relating to Conservation Areas. The present proposal is considered to be consistent with the NP in respect of the impact of development/works in the Conservation Area.

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 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 proposals seek consent to carry out localised repairs externally to restore a small section of the flint walling. The existing chimney, which is storm damaged and deemed to be structurally unsound by the structural engineer, is to be rebuilt in fully bonded brickwork, with details to match existing as agreed with the conservation officer.

A number of the timber casement windows have been previously replaced with unsuitable replicas that are not fit for purpose and with joinery details that do not match the existing windows. A typical existing window has been agreed with the conservation officers for replication. The new windows to both the bedroom and en-suite bathroom at first floor as well as the second floor bedroom will be removed complete and replaced with new windows to match the existing W1 as detailed.

The front (porch) door will also be removed complete and replaced. Some refurbishment works have been carried out internally to two en-suites shower rooms. Whilst an internal wall has been moved locally, the bathrooms still remain as two separate rooms as previous layouts.

A new boiler and flue have been installed rendering the existing flue redundant. It is proposed to remove the redundant flue complete, make good the flintwork locally, including removal of defective work and re-coursing flint to match existing. The three new windows appear on the south east and south west elevations. The front door on the north east elevation and boiler flue on north west elevation.

The rebuilt chimney stack will match the existing adjacent.

The works will restore and improve the character and appearance of the Listed Building and enhance its appearance in the Conservation Area. The works have previously been agreed with both the Conservation Officer and the Historic Buildings Advisor.

They are therefore considered to be acceptable and Listed Building Consent is recommended subject to conditions.

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 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 (negative, Neutral or positive) 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).

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 drawings and details:

Heritage Statement dated January 2015, Ref: 0343.HS.001

Design & Access Statement dated 30 January 2015

Drawing Number 0343.EXG.001 Rev.A

Drawing Number 0343.EXG.002 Rev.A

Drawing Number 0343.EXG.003 Rev.A

Drawing Number 0343.EXG.004 Rev.A

Drawing Number 0343.EXG.005

Drawing Number 0343.EXG.006 Rev.A

Drawing Number 0343.PL.001 Rev.A

Drawing Number 0343.PL.002 Rev A

Drawing Number 0343.PL.003 Rev.A

Drawing Number 0343.PL.005

Drawing Number 0343.PL.006

Reason: For the avoidance of doubt and in the interests of amenity and the environment and the Listed Building and the Conservation Area in accordance with policy GEN7 of the Arun District Local Plan.