

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

REF NO: A/123/15/L

LOCATION: Bow Cottage
High Street
Angmering

PROPOSAL: Application for Listed Building Consent to replace existing side gate

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is the same width as the gates it is replacing. The pair of double gates would have an arch shaped profile with a lower edge height of 1.2m rising to 1.9m in the centre. The gates would be constructed of varnished dark timber
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Existing white painted gates are approx. 1.2m high and set back from the road frontage approximately 1m.
SITE CHARACTERISTICS	Semi detached 2 storey dwelling with flint elevations and tiled roof. White painted double gates to side between detached garage and side elevation of dwelling.
CHARACTER OF LOCALITY	Predominantly residential characterised by a mix of dwelling type and style with properties fronting High Street with no front garden provision

RELEVANT SITE HISTORY

A/35/06/L	Application for Listed Building Consent for single storey double glazed hardwood conservatory with new external hardwood doors & side windows under existing lintel in lounge to replace existing window and remove section of external wall for doors.	ApproveConditionally 17-05-2006
A/3/15/L	Application for listed building consent to	ApproveConditionally

construct a shed/garden room.

10-04-2015

A/145/15/HH

Replacement side gate. This application affects the character & appearance of the Angmering Conservation Area

Approve Conditionally

13-11-2015

REPRESENTATIONS

Representations received:

Angmering Parish Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser -No Objection

Please condition sample/picture of material. Timber should be natural in appearance and not heavily varnished (so as to change colour) or stained.

Conservation Area Advisory Committee - No Objection

Comments on Consultation responses:

Comments noted. Requested condition has been imposed

POLICY CONTEXT

Designation applicable to site:

Within Conservation Area

Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

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

The Form of New Development

[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

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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 relevant policies in Angmering Neighbourhood Plan.

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 proposed gates would be a replacement of the existing white painted timber gates. They would have a different profile and would be increased in height by approximately 0.7m to 2m at the highest point. The increase in height and change in design is sought to increase security of the property.

The more dominant form of enclosure is considered acceptable in terms of the setting of the Listed Building and the reuse of the existing gate posts is preferable to replacement. The gates would be in the same position as the existing which are set back approximately 1m from the road frontage behind the front elevation of the pitched roof garage and the dwelling. The gates would be in keeping with the historic character of the area and the design and materials would be appropriate for the setting within the curtilage of a listed building. The adjoining property 'Salters', which is the other half of the paired semi detached property has a high side gate of dark wood and the proposed gates would more closely reflect the materials and finish of this gate and would result in a more balanced appearance to the cottages. The proposal would therefore be acceptable in terms of its impact on the character and setting of the listed building.

The application is therefore recommended for approval 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 No development shall be carried out until a sample/picture of the proposed material and finishes of the replacement gates have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the gates.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan and the NPPF.