

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

REF NO: A/125/21/L

LOCATION: Weavers Cottage
Weavers Hill
Angmering
BN16 4BP

PROPOSAL: Listed building consent to locate bin storage within site boundary by partially removing and reforming the existing flower bed to sit flush with flint garden wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to locate bin storage to the very front of the site by partially removing and reforming the existing flower bed to sit flush with flint garden wall.
TOPOGRAPHY	The site is located on a slope.
BOUNDARY TREATMENT	Garden is enclosed by approximately 2m high flint walling.
SITE CHARACTERISTICS	The property is two storey, faced with red brick dressings and quoins, all painted with a hipped roof, which was probably thatched originally, but is now tiled with two "eyebrow dormers". The building has been refurbished and alterations made to it. There is a later wing to north west, as well as a later extension which has enclosed the space against the rear wall of the cottage and the boundary wall to provide storage and a utility room. A single storey garage has been built which forms the East wall of the utility room.
CHARACTER OF LOCALITY	Predominantly residential characterised by modern 2 storey terraced dwellings to the west and linked detached dwellings to the north. The property is located at the junction of High Street and Weavers Hill.

RELEVANT SITE HISTORY

A/31/20/L	Listed building consent for new east extension & reconstruction of garage & utility room to form new kitchen/dining area.	ApproveConditionally 29-04-20
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COMMENTS ON REPRESENTATIONS RECEIVED:

Angmering Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection.

The current joinery for the house is painted white, and it is assumed that the intention is for the new structure to be the same colour. This would create a stark addition to the front of the property and street-scene, and it is questioned why a more neutral colour which is more closely related to the flint wall could not be chosen. A more cream colour similar to the existing mortar is suggested.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Angmering Neighbourhood Plan 2014 POLICY EH1](#) Development in the Conservation Area

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.

The Neighbourhood Development Plan.

Policy EH1 of Angmering Neighbourhood Plan has been considered.

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."

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 be weighed in the balance with the Development Plan.

CONCLUSIONS

The key policies are deemed to be HER DM1 and HER SP1 of the Arun Local Plan and EH1 of Angmering Neighbourhood Plan. Additionally, the National Planning Policy Framework.

The bin store would be located on the site frontage in a prominent location where it could be seen from the lane to the front of the property and potentially in the context of the front elevation of the building. However, the site is constrained which means that there are few opportunities to locate such a structure elsewhere. Due to the addition of the flood gate and steps at the front of the property, it would be problematic to locate the bins inside the garden wall. Equally, the bins cannot be located on the driveway as it does not leave sufficient space for parking which is already very restricted. Therefore for ease of access the location is best situated in the flower bed sitting flush against the flint garden wall. The property owner currently uses the location to store bins and they do not enhance the appearance of the listed building at present. Further, the structure is a 'temporary' one and could easily be removed.

The current joinery for the house is painted white, and it is assumed that this structure would be the same colour. The comments of the Conservation Officer are agreed in that this would create a stark addition to the front of the property and street-scene, and a more neutral colour which is more closely related to the flint wall could be chosen. A more cream colour similar to the existing mortar. In this respect the final colour of the bin store has been conditioned. On this basis the scale and form of the bin store is sympathetic to the listed building and the development does not have a negative impact on local character and distinctiveness.

Para 197 of the NPPF requires account to be taken of the desirability to sustain and enhance the significance of heritage assets by putting them to a viable use consistent with their conservation. The proposed improvements to the Listed Building would accord with this. The development would make a positive contribution to local character and distinctiveness as required by para 197(c) of the NPPF by screening what would otherwise be unsightly storage items. Paragraphs 194 - 196 require consideration of proposals affecting heritage assets. Where harm arises it is necessary to consider public benefits.

The proposal does not harm the appearance of the Listed Building and the proposal is therefore considered to comply with policies HER SP1 and HER DM1 of Arun Local Plan and policy of the Angmering Neighbourhood Plan and the NPPF.

Overall the proposals would see an improvement in external storage facilities and the final external appearance would be adequately controlled by condition. The proposed works would respect the character and appearance of the Cottage. The impact on the heritage asset would be neutral and without harm. The structure is sensitively designed and would not dominate the building.

The results of the assessment of significance and heritage statement which accompany the application ensures accordance with paragraph 194 of the NPPF as well as Local Plan HER DM1 which seeks to

ensure the preservation and enhancement of listed buildings and their settings.

The alterations adopt a sensitive approach to unsightly storage to ensure that the significance and special interest of the asset are respected. At the same time, the proposals ensure that the proposals make optimal use of the building and represent a sensitive approach to external storage which would be in the wider public interest as required by the NPPF and HER DM1.

In terms of compliance with policy EH1 of Angmering Neighbourhood Plan the development does not result in the loss of the existing listed buildings and the alterations do not adversely affect the appearance or setting of the listed building and views from and towards the listed building would be enhanced by the enclosure of unsightly bins.

The application 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

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order), the elevations of the bin store hereby permitted shall not be painted other than in such colours as agreed with

the Local Planning Authority. The structure shall be painted the colour so approved within 2 months of its construction.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy HER DM1 of Arun Local Plan.