

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

REF NO: A/126/17/L

LOCATION: Pound House
Roundstone Lane
Angmering

PROPOSAL: Application for Listed Building Consent to re-roof house. This application affects the character & appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks listed building consent to re-roof the Grade II listed building. The proposed replacement materials will be of a similar design and appearance to those already present on the dwelling.

SITE AREA

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

The boundary of the site feature picket fencing to approximately 1m in height and mature planting.

SITE CHARACTERISTICS

The site is occupied by a detached two storey dwelling with rendered elevations and a tiled roof. The property is a Grade II listed building.

CHARACTER OF LOCALITY

The character of the locality is predominantly residential and features properties of various designs and styles.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Angmering Parish Council

Considered at Housing, Transport & Planning Committee Meeting, 08/08/2017.

Comments on Representations received:

Comments noted.

CONSULTATIONS

WSCC Strategic Planning
Conservation Officer

Consultations responses received:

Council's Conservation Officer:

Pound House is a Grade II listed building, prominently located in the Angmering conservation area.

In terms of Policy HER DM1, there is no objection in principle to the proposed recovering the roof, as the new material is close to a 'like for like' replacement and the aesthetic of the listed building will be little altered. However in addition to the replacement tiles, the Heritage Statement alludes to the possible replacement of roof timbers and clarity as to the exact scope of works is required.

Pound House is a Grade II listed building and paragraph 128 states that the level of detail provided in an application for listed building consent should be proportionate to the importance of the subject building. The information provided in support of the proposal is insufficient to allow a full understanding of its potential impact on the significance of the designated heritage asset, and LBC cannot be granted at this stage.

If roof timbers have deteriorated beyond reasonable repair, they must be retained in situ and new supporting timbers placed along side. A full schedule of works is required, together with a drawing of the roof structure clearly identifying the timbers in question.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

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

HER DM1 Listed Buildings
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

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.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version)

October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

The Angmering Neighbourhood Plan has been made but there are considered to be no relevant policies in the determination of this application for Listed Building Consent.

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."

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 works will consist of the recovering of the roof of the existing Grade II listed building. The application has been considered by the Council's Conservation Officer who has stated that "the new material is close to a 'like for like' replacement and the aesthetic of the listed building will be little altered". Therefore, it is considered that the proposed replacement roof materials will not have an adverse impact upon the historic character of the listed building and as such will accord with policy HER DM1 of the emerging Arun District Local Plan.

Concerns have been raised by the Council's Conservation Officer in relation to comments made in the Heritage Statement and the replacement of existing roof timbers. Therefore, a condition has been included with this recommendation report preventing the replacement of any timbers without first providing full details of the proposed works to the Local Planning Authority for approval.

Therefore, on the basis of the above it is considered that the proposed works are acceptably and listed building consent should be granted subject to the below 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 The development hereby approved shall be carried out in accordance with the following approved plans;

- Block Plan - 21st June 2017
- Sketch Roof Plan - 27th June 2017

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

- 3 No works shall be carried out to the roof timbers of the dwelling unless a full schedule of the works to be carried out, together with details of the roof structure clearly identifying the timbers in question have been submitted to and approved by the Local Planning Authority.

Reason: To preserve the appearance and special character of the Listed Building and its features of architectural interest in accordance with the National Planning Policy Framework.