

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

REF NO: A/129/17/L

LOCATION: Old Well Cottage
High Street
Angmering

PROPOSAL: Application for listed building consent for the removal of an internal wall & new external parking arrangement to rear.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks planning permission for alterations to the existing parking layout to the rear of the dwelling. The proposed alterations will consist of the installation of new sliding timber gate, relocation of stairway and the creation of 2 new parking spaces and the removal of an internal wall.

SITE AREA

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

The boundary of the sites consists of a mixture of flint walling and mature planting.

SITE CHARACTERISTICS

The site is occupied by a detached two storey dwelling constructed from flint with brick quoins and a tiled roof. The property is a grade II Listed Building and falls within the Angmering Conservation Area.

CHARACTER OF LOCALITY

The character of the locality is predominantly residential and features properties of various designs and styles. This includes a number of historic buildings.

RELEVANT SITE HISTORY

A/128/17/HH	New external parking arrangement to rear. This application affects the character & appearance of the Angmering Conservation Area.	ApproveConditionally 04-09-2017
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None.

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection - Considered at Housing, Transport & Planning Committee Meeting, 08/08/2017.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Old Well Cottage is a Grade II listed building of the 18th century or earlier and it is prominently located in the Angmering conservation area

There is no objection to the works to the rear of the cottage's setting, as they are well removed from the listed building and due to the 'backland' location, they will not feature in any important conservation area views. There is also no objection to demolition of the interior partition, as its removal causes no harm to the significance of the designated heritage asset.

The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation. The present proposal causes no harm to the significance of any designated heritage assets and there is no objection in terms of Local Plan 2003 Policy Area 2, and Local Plan 2014 Policy HER DM1 & 3.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built area boundary

Listed Building Grade II

Conservation Area

DEVELOPMENT PLAN POLICIES

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

Conservation Areas

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

HER DM1 Listed Buildings

HER DM3 Conservation Areas

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 to the determination of this application.

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.

CONCLUSIONS

The proposal has been considered by the Council's Conservation Officer who has raised no objection in relation to the proposed works. Stating that the "present proposal causes no harm to the significance of any designated heritage assets and there is no objection in terms of Local Plan 2003 Policy Area 2, and Local Plan 2014 Policy HER DM1 & 3".

Therefore, it is considered that the proposal will not adversely impact upon the character of the Listed Building and it is recommended that Listed Building Consent is granted for the proposal.

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.