

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

REF NO: A/12/21/L

LOCATION: Waterton House
Arundel Road
Angmering
BN16 4JR

PROPOSAL: Listed building consent for minor exterior & interior alterations including 3 x new windows, back elevation, demolition of an interior dividing wall & other minor works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks listed building consent for minor exterior & interior alterations including 3 x new windows, back elevation, demolition of an interior dividing wall & other minor works.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	The host dwelling is bordered by a mixture of fencing and foliage.
SITE CHARACTERISTICS	Waterton House is an early C19, two storey, detached listed building. Two windows and one window-space. Stuccoed elevations and a slate roof. Windows with Venetian shutters and glazing bars intact. The front elevation has an attractive porch with round-headed doorway in fluted surround with semi-circular fanlight and a door of six moulded panels. It is considered to be of architectural and historical significance.
CHARACTER OF LOCALITY	The building is also located within the Angmering Conservation Area which focuses on the historic core of the village. Arundel Road leads from the A27 towards the centre of the village which contains many listed and locally listed buildings. Buildings in the village are noted to be of flint and brick. Waterton House forms an attractive group, fronting on to the road with a number of other listed buildings.

RELEVANT SITE HISTORY

A/11/21/HH	Minor exterior and interior alterations to Listed property including 3 x new windows, back elevation, demolition of an interior dividing wall & other minor works. This application affect the character & appearance of the Angmering Conservation Area.
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Noted. Sister planning application A/11/21/HH noted.

REPRESENTATIONS

Angmering Parish Council - No objection.

No representations received from occupiers of nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

The Council's Conservation Officer - No objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Within Angmering Conservation Area
Listed Building

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings
HERDM3 HER DM3 Conservation Areas

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.

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."

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/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the proposed development does not cause harm to the conservation area in which it is sited, or the Listed Building. This is due to the fact that the internal alterations result in no impact upon the appearance of the host dwelling within the street scene. Furthermore, the siting of the elements which have potential to result in an impact on the appearance of the host dwelling are sited to the rear of the dwelling. As such, due to this siting, and the significant boundary treatment the proposal is not considered to result in any harmful impact upon the established heritage assets. The proposal accords with HER DM1 and HER DM3 of the Arun Local Plan, in that it is considered to protect and enhance the significance of the heritage assets.

SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in accordance with the relevant policies in the Development Plan, and therefore should be approved, 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

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 development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Block Plan - PR BW - 70 - 51A - 26-Jan-21
- Floor Plans - PR Overview BW - 70- 52B - 26-Jan-21
- Elevations PR 2 - 70 - 59 - 25-Jan-21
- Elevations PR 2 - 70 - 58 - 25-Jan-21

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.