

From: Ian Wightman <[REDACTED]>
Sent: 29 January 2014 12:00
To: Planning.Responses
Cc: Anita Gardner; Martyn White
Subject: RE: Planning Consultation on: A/138/13/
Attachments: Site to the rear of The Old House, Angmering.doc

Ian Wightman

Historic Buildings Adviser -

Design & Implementation

Chichester District Council

Tel: 01243 785 166 | Fax: 01243 776766 | iwightman@chichester.gov.uk | <http://www.chichester.gov.uk>www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC**From:** planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]**Sent:** 24 December 2013 09:37**To:** Ian Wightman**Subject:** Planning Consultation on: A/138/13/**To: Historic Buildings Advisor****NOTIFICATION FROM ARUN DISTRICT COUNCIL****Town & Country Planning Act 1990 (as amended)****Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)****Planning Permission****APPLICATION** A/138/13/**NO:****Registered:** 23rd December
2013**Site Address:** Site to the rear of The Old House High Street Angmering BN16
4AG**Grid Reference:** 507231 104313**Description of Works:** Outline application for the erection of detached dwellinghouse -
This application affects the setting of a Listed Building

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 30-JAN-14.

have received this e-mail in error please notify the Chichester District Council administrator.

E-mail or phone 44 (0) 1243 785166

Mail-Admin@chichester.gov.uk

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	A/138/13
Address	Site to the rear of The Old House, High Street, Angmering BN16 4AG
Description	Outline application for the erection of detached dwelling house - This application affects the setting of a Listed Building.
Case Officer	Anita Gardner
Site Visit	

Objection

Development within the grounds of any listed building requires significant levels of information and detail with regards to the historic context of the house and its setting, normally in the form of a Heritage Statement. Para 128 of the NPPF states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance....'

Unfortunately, no historic assessment of the site has been made here and therefore it is not possible to give the proposal full and proper consideration, either way. That said, as a general rule, development within the setting of a listed building is usually resisted because it is normally always harmful to the special interest of the asset. As with any threat, this would undermine the very reason for the building's protection and in turn conflict with the NPPF's approach towards sustainability.

Under the terms of the NPPF any development in a sensitive location must also seek to conserve or enhance the asset and where it does not there must be compelling justification, which should include a balanced element of public benefit. This does not appear to exist here.

Where the principle of development is considered justified, new buildings should be of a high design quality to mitigate their impact. I am afraid the chalet style bungalow proposed here would not meet this test.

Ian Wightman
Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.