

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

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

**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.