

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

REF NO: A/138/21/L

LOCATION: Ham Manor Golf Club
West Drive
Angmering
BN16 4JE

PROPOSAL: Listed building consent for repositioning of the Golf Clubs main Bar and repositioning of modern timber stud wall to Snooker Room, exposure of fireplace and door opening works and the sealing up of 2 doors (former bar door opening & former door opening into the bar seating area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to internal works to the listed building, including the repositioning of the Golf Clubs main Bar, repositioning of modern timber stud wall to the Snooker Room, exposure of fireplace and door opening works and the sealing up of two doors (former bar door opening and former door opening into the bar seating area). The works have already been undertaken.
BOUNDARY TREATMENT	Some flint walling in the golf course complex of buildings adjacent to the listed building.
SITE CHARACTERISTICS	The Georgian listed building is two storeys with five windows and is faced with roman cement with eaves cornice and a hipped slate roof.
CHARACTER OF LOCALITY	The building lies in golf course grounds adjacent to other curtilage listed buildings comprising former farm buildings.

RELEVANT SITE HISTORY

A/56/04/L	Application for Listed Building consent for proposed internal alterations.	ApproveConditionally 21-06-04
A/7/92/L	Application for Listed Building Consent for new entrance lobby to mens changing room in club house	ApproveConditionally 10-03-92
A/198/88/L	Application for Listed Building Consent for internal alterations to first floor ladies changing and locker rooms.	ApproveConditionally 17-04-89

A/167/87/L	Application for Listed Building Consent for extension to existing golf professionals shop	ApproveConditionally 20-01-88
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A/19/75/LB	Extension To Existing Bar	Refused 06-06-75 Appeal: Dismissed 13-05-76
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REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Historic England - No Objection

Conservation Officer - No Objection

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Angmering Neighbourhood Plan 2014 POLICY EH1](#) Development in the Conservation Area

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.

The relevant Angmering Neighbourhood Plan Policy has been considered.

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."

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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The key policies are deemed to be HER DM1 and HER SP1 of the Arun Local Plan and EH1 of Angmering Neighbourhood Plan. Additionally, the National Planning Policy Framework.

The proposal relates to internal works to the listed building, including the repositioning of the main Bar, repositioning of modern timber stud wall to the Snooker Room, exposure of fireplace and door opening works and the sealing up of two doors (former bar door opening and former door opening into the bar seating area). The works have been undertaken. The former bar occupied an awkward position which ran across the chimneybreast. The revised position reveals the fireplace and pays respect to the Victorian south-west bay by reinstating a more sensible room proportion. The bar is set behind the fireplace jamb, and there is intervisibility to the rest of this room and the south wing beyond.

The Victorian fireplace is revealed so that it can be appreciated. It has become the focus of what was formerly the south-west room. The plaster cornice has been re-run, and the modern 'dropped' ceiling has been removed, restoring the original room height. Baseboards have been reinstated. The trophy cabinet has been relocated from the opening where it formerly was and moved further against the wall adjoining the Snooker Room. Its new locale makes better circulation space and gives the cabinet a discrete viewing area. A modern 20th century stud partition sub-dividing the Snooker Room was removed and a new one positioned further out (west) to make better use of this room.

A new bar (to replace 2009 installed former bar location) has been provided with a natural stone bar top with shaker style end panels 2009 former bar position. The proposal has resulted in a newly exposed original period fireplace.

Ham Manor is a Grade II Listed Building including early to mid-19th-Century features, that was comprehensively renovated and redecorated in 1929. There are traces of its earliest date. The more intact Georgian structures can be found in the Coach House, the flint wall and red-brick boundary piers, and Ham Farm outbuildings. The alterations to create a new bar and remove a modern one can be

considered minor works that have not caused any harm to the historic Listed Building.

Para 197 of the NPPF requires account to be taken of the desirability to sustain and enhance the significance of heritage assets by putting them to a viable use consistent with their conservation. The improvements to the Listed Building would accord with this. The development would make a positive contribution to local character and distinctiveness as required by para 197(c) of the NPPF by allowing for other elements such as the fireplace to be exposed. Paragraphs 194 - 196 require consideration of proposals affecting heritage assets. Where harm arises it is necessary to consider public benefits.

The proposal does not harm the appearance of the Listed Building and the proposal is therefore considered to comply with policies HER SP1 and HER DM1 of Arun Local Plan and policy of the Angmering Neighbourhood Plan and the NPPF. The alterations predominantly affect modern fabric.

The results of the assessment of significance and heritage statement which accompany the application ensures accordance with paragraph 194 of the NPPF as well as Local Plan HER DM1 which seeks to ensure the preservation and enhancement of listed buildings and their settings.

The alterations have been undertaken, but they are of a scale that does not harm the significance of the building. They are acceptable in this situation, and do not cause harm. The proposals make optimal use of the building and represent a sensitive approach to improve the internal layout which would be in the wider public interest as required by the NPPF and HER DM1.

In terms of compliance with policy EH1 of Angmering Neighbourhood Plan the development does not result in the loss of the existing listed buildings and the alterations do not adversely affect the appearance or setting of the listed building.

The application is recommended for approval. There are no suggested conditions since the works have been undertaken and are acceptable.

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