

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

Application Number	A/104/17/L
Address	6 Longback Cottages, Arundel Road, Angmering BN16 4JT
Description	Application for Listed Building Consent for side extension including internal adaptations and replacement of 3 existing windows like for like.
Case Officer	Anita Gardner
Site Visit	

Comment: proposal not capable of support

This proposal is a resubmission of A/37/17/HH which sought a similar two storey extension to the side of the cottage. Whilst this has been reduced in light of comments from the authority, the new scheme would unfortunately still result in harm to the character and special interest of the cottage.

Fundamental to this is the scale and simplicity of the existing cottage which is extremely modest and perhaps indicative of its potential origins as a poorhouse from the early 18th century. Its form and scale is also important in how it corresponds with the rest of the terrace as part of a simple building group.

Whilst the proposed extension has been reduced, the addition is still of a scale and massing that is likely to impact the appreciation of the cottage and the terrace more generally. The ridge height is only slightly lower than the host building whilst the footprint of the new development exceeds that of the primary accommodation.

Under the terms of the NPPF, the harm identified here would be considered 'less than substantial' and therefore is subject to the public benefit test in accordance with para 134 of the framework. The scheme only appears to represent a private benefit which would not outweigh this harm.

Similarly, little weight, if any can be given to the fact that the cottage is on a larger plot. This does not mitigate harm, nor does the fact that no1 has been developed. The listed building and the proposal has to be considered on its own merits under current legislation and guidance. I am afraid harm is not off-set because it might exist elsewhere.

Ian Wightman
Senior Historic Buildings Adviser

