

LISTED BUILDING CONSENT REPORT

REF NO: A/14/10/L

LOCATION: Outbuilding (former stables)
Updown Cottage
Arundel Road Angmering

PROPOSAL: Application for listed building consent for replacement of existing dilapidated clay tiles to roof with reclaimed clay tiles on new battens.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 68 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front on Arundel Road.
SITE CHARACTERISTICS	The site is an eighteenth century Grade II Listed building, formerly used as stables. There is a white painted timber barn door to front, and four casement windows. The elevations are flint, with brick quoins.
CHARACTER OF LOCALITY	The site is located within the Angmering Conservation Area, dominated by traditional properties of various style.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection to the part of the application relating to the replacement of the roof tiles.
Objection to the provision of the four metal grilles as this property is in a Conservation Area and the external appearance of the property will be adversely affected.

Comments on Representations received:

The 4No. grilles have been withdrawn from the application and therefore have not been considered as part of the application.

CONSULTATIONS

West Sussex - Listed Building
Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee:

Strong Objection: Will impact adversely on the Conservation Area by introducing additional unnatural features.

West Sussex Listed Building Consultant:

The replacement of the tiles is acceptable. The introduction of the wrought iron grilles to the four roadside windows will visually detract from the main elevation of the building. The grilles should be secured to the inside elevation. This would secure the window openings.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Conservation Area

Within the Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN2 GEN7 DEV19 AREA2	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings Conservation Areas

PLANNING POLICY GUIDANCE

PPG15	Planning and the Historic Environment
PPS1	Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & 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 not considered to conflict with these criteria in that they would not materially affect the character of the Grade II Listed Building and the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise

than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application seeks Listed Building Consent for the replacement of existing dilapidated clay roof tiles with reclaimed clay tiles, and for the addition of wrought iron grilles to 4 no. roadside windows.

It is considered that the replacement of the existing clay roof tiles with reclaimed clay tiles would not have a significant impact on the character or appearance of the Listed Building, and there are no objections to this element of the proposal.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies GEN7 and DEV10 of the Arun District Local Plan.

- 3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy DEV10 of the Arun District Local Plan.

- 4 The reconstruction/making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

- 5 No structural timbers will be cut, removed or altered, without the prior written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building in accordance

with policies DEV10, DEV12 of the Arun District Local Plan.

- 6 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

SOUTH EAST PLAN: SEPBE6

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

- 7 INFORMATIVE: This consent relates only to the replacement of the existing dilapidated clay tiles to the roof with reclaimed clay tiles on new battens.