

PLANNING APPLICATION REPORT

REF NO: **A/164/11/**

LOCATION: The Lamb Inn
 The Square
 Angmering

PROPOSAL: , Block up 2 windows, replace fire escape & new kitchen extract.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approx. 1043sqm.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes upwards from the highway to the rear leading to the car park. Retaining wall to rear of the main building.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to front of site. Various fencing and retaining walls enclosing rear car park.
SITE CHARACTERISTICS	C18 Public House. Two storeys and attic. Two lead box dormers to front elevation. Faced with rough-cast render and timber cladding at first floor level to rear section. Modillion eaves cornice. Mansard slate dual pitched roof. Glazing bars intact. Doorway up four steps with iron handrail having rectangular fanlight and flat hood on brackets. Later L-wing to north west. 7No. timber sliding sash windows to front elevations. To rear are various sized Crittle windows. Single storey additions to rear with flat roof. Car park to the rear of the site.
CHARACTER OF LOCALITY	Angmering Village Square, forming part of the Conservation Area. Mix of predominantly historic buildings within the locality with both commercial and residential uses.

RELEVANT SITE HISTORY

A/142/11/L	Application for Listed Building Consent for alterations and refurbishment of the first floor owners accommodation.	Approve Cond 11-11-2011
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A/152/11/L	Application for Listed Building Consent for refurbishment of first floor letting accommodation including addition of ensuite facilities to rooms and improved external fire escape.	Approve Cond 23-12-2011
A/166/11/L	Application for L B consent for alterations and refurbishment of ground floor bars.	Approve Cond 25-01-2012

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com
Environmental Health

Consultations responses received:

Conservation Area Advisory Committee:
No comments.

Environmental Health:

Noise level from ventilation is likely to be acceptable given the proposed opening hours. Odour control and filtration systems are likely to be acceptable.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building
Conservation Area
Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7 AREA2 GEN34 GEN32	The Form of New Development Conservation Areas Air Pollution Noise Pollution

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the impact upon the Listed Building as well as the character and

appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

LISTED/CA

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

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 considered to comply with these criteria in that it is not considered to materially affect 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

The application seeks permission for the replacement of the existing fire escape with a spiral fire escape, removal of an unsympathetic window at 1st floor level on the rear elevation of the building and a further window at ground floor level, as well as a new extract system to serve the commercial kitchens.

The proposed extract would be located centrally on the rear elevation of the building. Its functional appearance and scale mean that it would be readily visible when viewing the site from the rear car park area. Whilst it is a large addition to the rear of the building, it could be easily removed and the elevation could be returned to its former state without damage to its historic integrity. To minimise its impact, details of the proposed finish for the ducting will be required prior to any works taking place to ensure a finish which is appropriate to the listed building.

Environmental Health have confirmed that the proposed ventilation system is satisfactory to serve the commercial use of the premises.

The removal of the unsympathetic 1st floor window to the rear elevation is considered to enhance the rear elevation of the building. This window in both design and scale is out of keeping with the crittle windows to the rear of the building. Further, the ground floor window, whilst traditional in style is not significant and does not result in a significant loss to the historic asset. As such their

removal and making good to match the existing painted timber cladding and rendering respectively would be acceptable.

The existing timber and steel staircase to the rear elevation at present appears bulky and unsympathetic to the building, extending across the building. The proposal to remove this staircase and replace it with a modern spiral staircase would be acceptable. However this would be subject to a condition requiring details of the finish, ideally black, to be submitted to an approved authority by this authority.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No.s 3255-2; 11045/4-02 R3 and 11045/SP

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 No development shall take place until details and samples for the external colour/finish of the external fire escape, soil vent pipe and ventilation extract ducting have been submitted to and approved by the Local Planning Authority, the details so approved shall be implemented during construction and remain in perpetuity.

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

- 4 The extraction system hereby permitted shall not operate until the equipment detailed in the email, letters and plans submitted, dated 7th February 2012, to discharge odours and fumes from the cooking process and noise generated shall have been installed and be in full working order to the satisfaction of the Local Planning Authority. The installed equipment shall thereafter remain in perpetuity and maintained in an effective manner unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that unsatisfactory cooking odours and noise outside the premises are minimised in the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan policies GEN7, GEN32, and GEN34.

- 5 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management

Procedure Order 2010

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: GEN7, AREA2

SOUTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.