

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

Application Number	A/165/14/PL
Address	Littleworth House, Angmering
Description	Conversion & extension of existing garage/barn to form 1 No 2 bedroom dwelling with garages. This application affects the character & appearance of the Angmering Conservation Area & affects the setting of a Listed Building.
Case Officer	Anita Gardner
Site Visit	18 March 2015

Objection

This scheme proposes to develop an historic barn within the grounds of Littleworth House and within the setting of other grade II listed buildings. The proposed development is also within the Angmering Conservation Area.

The resulting impacts of the development all appear detrimental to these heritage assets and as such are not in accordance with the spirit or intentions of the NPPF or current advice from English Heritage. Legislation and guidance has changed significantly since the previous application (2004) and as such requires fresh consideration in this instance. It should also be noted that as this scheme affects a curtilage-listed structure, Listed Building Consent is also required.

In terms of the principle of development, para 132 of the Framework (2012) requires that 'great weight should be given to [an] asset's conservation' and where significance is affected, 'harm or loss should require clear and convincing justification'. This includes harm to a building's setting. Any justification does not appear evident here.

Furthermore, given that the historic environment and its preservation is at the core of promoting sustainability within the Framework, it is not possible to support schemes that compromise an asset's special interest and reason for protection without significant and compelling public benefit.

The likely resulting harm from this scheme can be broken down as follows:

- a. Loss, or partial loss of historic fabric
- b. Domestication of a modest curtilage-listed outbuilding
- c. Inappropriate development affecting the setting of listed buildings

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d. Inappropriate development affecting the character of the Conservation Area

The loss of historic fabric is to be avoided wherever possible in accordance with English Heritage's *PPS5 Practice Guidance* (2010). The loss of fabric to the curtilage-listed barn would be a loss to the building but would also erode the special interest of the Conservation Area more generally.

The existing barn (garage) is typical of the types of historic outbuilding in the area which address the street scene directly. Its modest form and scale are important to its typology as well as to its relationship with Littleworth House which is a simple end of terrace building. The addition of a large domestic extension and features such as first floor double doors and a dormer window breaking the eaves would harm this dialogue and be highly inappropriate.

This development, along with a large flat roof garage is also likely to have a harmful impact on the setting of the neighbouring listed buildings. The experience of Littleworth House, Littleworth Cottage and The Spotted Cow are all likely to be affected by the scale and massing of the new building as approached from the west, whilst from the east, the approach into the Conservation Area is also likely to be harmed. Such impacts need to be assessed in accordance with English Heritage guidance, *The Setting of Heritage Assets* (2011). These are not evident here.

Within the grounds of Littleworth House, the experience of the listed building is also likely to be harmed by the presence of such a large and generic looking dwelling as well as the associated walling which divides the garden. The fact that this does not represent a public amenity is not relevant and thus carries similar weight.

Within the Conservation Area more generally, development must seek to conserve and enhance and where this is not demonstrated, schemes should be resisted. In this instance, the scale, massing and design of the extension facing onto the street scape is not sympathetic with the historic grain and its character, or the group value of the historic buildings which inform this part of the area.

For this reason and those above, this scheme is not capable of support.

Ian Wightman

Senior Historic Buildings Adviser

18 March 2015

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