

LISTED BUILDING CONSENT REPORT

REF NO: A/166/11/L

LOCATION: The Lamb Inn
The Square
Angmering

PROPOSAL: Application for L B consent for alterations and refurbishment of ground floor bars.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed works are internal alterations for the refurbishment of the ground floor bar areas to form a formal restaurant area and separate bar. Also proposed is the infilling of an internal door and blocking up of a kitchen window.
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

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com
WSCC Local Development Divis.
Listed Building Officer

Consultations responses received:

Historic Buildings Advisor:

No objection, subject to amendment. All windows should remain single glazed.

Conservation Area Advisory Committee:
Internal only.

Comments on Consultation responses:

Comments noted. The works do not propose any changes to glazing with only refurbishment of the existing timber windows which is considered to be appropriate.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPB6	Management of the Historic Environment
Arun District Local Plan:	GEN7 AREA2	The Form of New Development Conservation Areas

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

LISTED/CA

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 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 or 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 listed building consent for internal works to refurbish the two ground floor bars.

The proposed internal works and re-ordering are considered to be acceptable and do not detract from the historic layout the building. The historic fire places, are to be retained with the removal and making good of an unsympathetic fire place within the rear part of the proposed public bar. Of particular note within this bar is an Inglenook fire place which is to remain unchanged and as a significant asset to the building.

The blocking up of the internal window between the kitchen and flat roof link section to the rear of the building is not significant and would not therefore detract from its historic integrity. Similarly the internal door to the removed and blocked up does not result in any significant loss to the building and is also acceptable.

In the absence of any detrimental impact upon this historic building it is recommended that listed building consent be granted, 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 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

- 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 GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment'.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

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

RELEVANT POLICIES

LOCAL PLAN: GEN2, 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.