LISTED BUILDING CONSENT REPORT

REF NO: **A/173/11/L**

LOCATION: The Lamb Inn
The Square
Angmering

PROPOSAL: Application for Listed Building Consent for alteration to colour of windows to front & side elevations, various signage & 2m long flagpole & change colour of front door & rafter feet to Charleston Grey

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Internal works are also proposed to include a false ceiling at first floor level continuing that previously approved to the other parts of the first floor accommodation. A new fire door is also proposed to the laundry. Externally in addition to the signage, a flag pole is proposed as well as a new soil vent pipe to the rear elevation, matching that previously approved.
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
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
A/171/11/A	2 no. externally illuminated wall mounted signs, 2 no. non-illuminated wall mounted signs & 1 no. externally illuminated hanging sign	Approve Cond 14-02-2012
A/174/11/	Proposed new flagpole	Approve Cond 14-02-2012

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

1 Letter of representation:
-Conscious of nearby properties where installation of shop-front illumination has been and may continue to be subject to the Councils Officers attention.
-Type of business render the application worthy of having a special exception to previously established precedents.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Buildings Advisor:
This scheme is largely acceptable with the exception of the two large signs on the south and east elevations. The sign on the south elevation should be reduced in height and width so that there is more space between it and the two adjacent windows. The large sign on the east elevation should also be reduced slightly.

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. The scale of the signs have been much reduced.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS5	Planning for 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 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 include a fire wall to the ceiling and a new fire door, externally a soil vent pipe is proposed with various forms of advertising to the front and side elevations and a new flag pole.

The design and scale of the proposed signs ensure that they relate sympathetically to the existing building and do not detract or appear unduly prominent on the historic asset.

The proposed internal works are considered to be acceptable. These works are not considered to detract from the historic layout of the building nor would they impact upon its integrity given that the false ceiling could be removed easily and the ceiling and hallway returned to its former layout at any time.

The soil vent pipe is considered to be acceptable in principle to the rear elevation of the building, however this will be conditional upon the appropriate finish and materials being approved by this Authority.

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 No development shall take place until details and samples for the external colour/finish of the soil vent pipe has 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.

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

Drawing No.s 11045/5-02 Adv. R2; 11045/CEILING FF and 11045/5-02 173/11 R1.

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.

6 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.