A/187/07/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent for the re-ordering of the internal layout of the house to provide improved accommodation, involving the removal and replacement of the glazed link and the addition of an enclosed porch. Manor Farm House, Ecclesden Lane, Angmering.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal involves provision of 5 bedrooms with en-suite facilities in the main body of the house and a two bedroom guest suite and dedicated health suite in the stable wing which is in part currently used for ancillary accommodation. The link between both parts of the existing would be increased in layout to provide additional first floor access and a porch would be created over the back door.
SITE AREA	N/A
TOPOGRAPHY	Land is higher than level of Ecclesden Lane.
TREES	None.
BOUNDARY TREATMENT	Hedging/gate to Ecclesden Lane to approximately 2m.
SITE CHARACTERISTICS	Building is "L" shaped at present. Porch is a later addition. Flint elevation. Plain tile roof. Separate garage building. Internal wall in end of stables to be removed. Door opening blocked up.
CHARACTER OF LOCALITY	Predominantly rural.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/125/88	Outline application for change of use from paddock and stable building to residential.	Approved conditionally 12th June 1989
A/160/89	Alterations and extension to barn to form dwelling.	Approved Conditionally 29th December 1989
A/161/89/L	Application for Listed Building. Consent to alterations and extension to barn to form dwelling.	Approved Conditionally 20th December 1989
A/75/90	Proposed alteration, additional window and herringbone brickwork to replace timber cladding (amendments to previous approval A/160/89.	Approved Conditionally 29th May 1990

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/76/90/L	Application for Listed Building Consent for proposed alterations, additional window and herringbone brickwork to replace timber cladding (amendments to A/160/89 and A/161/89/L)	Approved Conditionally 29th May 1990
A/82/03/CLE	Application for Certificate of Lawfulness for an existing use - ancillary residential use of annexe building.	Approved 24th May 2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	~~Awaited~~ No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design Architect	Adapted extension is acceptable. Proposed further use of single storey extension is not a problem.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Affects Setting of Listed Building

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1, CH5
Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPG 1 - Delivering Sustainable Development
PPS 15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to outline the development control criteria against which the application will be assessed particularly with regard to the character and integrity of the Listed Building.

COMMENT ON CONSULTATION RESPONSES

None.

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COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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."

The proposal is considered to comply with these criteria in that there would be no materially adverse effect on the setting of the nearby Listed Building.

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 existing dwelling is a four bedroom house with a one bedroom guest suite with associated ancillary accommodation in the stable wing. The existing single storey link is an earlier addition to the two parts of the dwelling. The increase in height and width of the link would still retain a visual separation between both parts of the dwelling. The link would be recessed from both the front and rear elevations and would be lower in height than both existing roofs and still appear secondary in nature. Its design and form would not detract from the existing dwelling. The porch area to the door on the eastern elevation would match the existing building in style and design and would not dominate the elevation. The proposed new windows would be similar in style to the existing. The design and access statement states that they would be formed of timber to match the existing. The number of patio doors in the stable building was however considered excessive, given the number of openings and the rural nature of the original building. This has now been reduced to provide additional accommodation more in keeping with the character of the existing building.

The application dwelling has its own curtilage and is distinctly separate from the adjacent Listed Building Ecclesden Manor. The building is not Listed in its own right. It was previously part of Ecclesden Manor, which has Grade II* Listing, but now it is not linked to Ecclesden Manor. The change of use and conversion works were undertaken in 1990.

The proposed alterations would have no materially adverse effect on the character of the building or the setting of the adjacent Listed Building of Ecclesden Manor.

The application is therefore recommended for approval subject to the conditions set out overleaf.

RECOMMENDATION A/187/07/L

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

RECOMMENDATION

Application Ref: A/187/07/L

1 **To Addressee**

2 **Site Address**
Manor Farm House
Ecclesden Lane
Angmering

3 **Description of Development**
Application for Listed Building Consent for the re-ordering of the internal layout of the house to provide improved accomodation, involving the removal & replacement of the glazed link & the addition of an enclosed porch.

4 In pursuance of their powers under this Act and the Regulations the Council GRANT Listed Building Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one month's notice of their intention to carry out the work to English Heritage, Brooklands, 24 Brooklands Avenue, Cambridge. CB2 2BU.

RECOMMENDATION

A/187/07/L

CONDITION 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.

CONDITION 2 All external joinery shall be of painted timber

Reason: In order that the historic character of this building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 The materials and finishes of the external walls and roof of the porch extension and window and infills hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 4 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 policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

CONDITION 5 This permission relates to the amended plan stable wing elevation and floor plans submitted on 16-01-2008 and not to the plans originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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 or the character of the building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH1

LOCAL PLAN: GEN7

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.

Case Officer: Mrs A Gardner