

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: A/230/21/L

LOCATION: The White Lodge
Rectory Lane
Angmering
BN16 4JU

PROPOSAL: Listed building consent for erection of two storey side extension. (This application may affect the character and appearance of the Angmering Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Listed building consent for the erection of single storey side extension to the western elevation of Grade II Listed Building situated within the Angmering Conservation Area.
SITE AREA	37.5 square metres
TOPOGRAPHY	Slightly sloping up from the lane.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	2.4m high flint wall and the hedging to the front.
SITE CHARACTERISTICS	Stuccoed detached house which is a grade II Listed Building. It is two storeys and attic with a steeply-pitched hipped roof and three gabled dormers. Casement windows with wooden shutters on first floor. Small wooden porch with tent-shaped canopy. The building has developed and changed over time from two small cottages to a larger single residence. The current front elevation retains a gentrified appearance. It is of architectural and historical significance.
CHARACTER OF LOCALITY	The house located within the Angmering Conservation Area which focuses on the historic core of the village. Due to its size, it can be divided up into a number of smaller character areas. The character area of relevance is that associated with Arundel Road. Within this character area, the house is located on the western side of Rectory Lane and forms a group with a number of other buildings including listed buildings and the parish church. A number of which focus onto or around the green area of open space.

RELEVANT SITE HISTORY

A/229/21/HH	Erection of single storey side extension. (This application may affect the character and appearance of the Angmering Conservation Area and a Listed Building).
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A/207/16/HH	Single storey side extension. This application affects the character and appearance of the Angmering Conservation Area.	ApproveConditionally 21-04-17
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A/208/16/L	Application for listed building consent for single storey side extension	ApproveConditionally 21-04-17
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Noted.

REPRESENTATIONS

Angmering Parish Council: No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Principal Conservation Officer: No objection.

- The application is considered to not cause harm to the significance of the heritage asset.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary

Listed Building Grade II The White Lodge;

Angmering Conservation Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Angmering Neighbourhood Plan 2014 POLICY EH1](#) Development in the Conservation Area

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The policy EH1 "Development in the Conservation Area" of the Angmering Neighbourhood Development Plan is considered to be relevant to determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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 be weighed in the balance with the Development Plan.

CONCLUSIONS**PRINCIPLE:**

Listed Building Consent for the erection of single storey side extension. It will be necessary to consider the proposals against the relevant development plan policies which in this case would be policy HER DM1 and HER DM3 of the Arun Local Plan and the NPPF.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additional proposals should protect the setting of these buildings.

Policy HER DM3 states planning permission will be granted for development which preserves or enhances the character and appearance of a Conservation Area or its setting.

Policy EH1 of the Angmering neighbourhood Development Plan requires the Design and Access Statement and accompanying drawings for all development within or affecting the setting of the Conservation Area must provide sufficient detail for proposals to be properly understood.

LISTED BUILDING AND HERITAGE

Para 194 of the NPPF advises that in the determination of applications, the local planning authority should require an applicant describe the significance of any heritage assets affected, including any contribution made by their setting. The applicant submitted a heritage statement in which includes a description of the listed building and concludes that the moderate benefits are considered to outweigh the less than substantial harm of the development.

When considering the impact of the proposal upon the significance of a designated heritage asset it is identified under para 199 that a great weight should be given to the asset's Conservation (and the more important the asset, the greater the weight should be) irrespective of if the potential harm amounts to substantial harm, total loss or less than substantial harm to the significance of the designated asset.

Para 199 of the NPPF reflects the requirements of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that when considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in the exercise of planning functions, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The extension is sensitively designed and would be subservient to the host building, visually integrated into the original building, completing its volume and eliminating the large gable wall on the western side of the house. The proposed extension would be in a harmony with the character and appearance of the host building and the surrounded Conservation Area.

Given the scale, and nature of the development and how it would be implemented, it is considered that the proposal would not cause harm to the significance of the heritage asset or its setting.

SUMMARY

Following the comments received by the Principal Conservation Officer the application is considered not to cause harm to the significance of the heritage assets or their setting. As a consequence, it is deemed to be in accordance with the relevant policies within the Development Plan and therefore acceptable.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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

Proposed Block Plan;
Dwg No 1701_201_B Proposed Ground Floor Plan;
Dwg No 1701_203 Proposed Roof Plan;
Dwg No 1701_301_B Proposed West & South Elevation;
Dwg No 1701_302 Proposed North & East Elevation.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development above damp proof course (DPC) level shall take place unless and until details of windows and doors of painted timber have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension. They should be provided in the form of drawings and sections to an appropriate scale, and include elements such as the materials, finishes, details of the frame, glazing and glazing bars, operating mechanisms and depths of reveals. To ensure that they are appropriate for both the listed building and conservation area.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HER DM1, HER DM3 and HER SP1.