

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

REF NO: A/31/20/L

LOCATION: Weavers Cottage
Weavers Hill
Angmering
BN16 4BP

PROPOSAL: Listed building consent for new east extension & reconstruction of garage & utility room to form new kitchen/dining area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal includes a variety of works comprising: ·Re-use of internal door ·Replacement of the modern utility and flat roof extensions with more sympathetic building forms. ·Replacement garage and associated single storey extension measuring approximately 6.5m² infilling the small external courtyard to the South. ·Landscaping works including replacement hardstanding and alterations to a garden wall ·Mitigation Works - including the re-instatement of a truncated chimney, the use of more appropriate materials for the reconstruction work, upgrading external hard landscaping surfaces in more appropriate materials as well as the removal of unsympathetic internal surface treatments TV aerial and visible vent pipes.
TOPOGRAPHY	The site is located on a slope
BOUNDARY TREATMENT	Garden is enclosed by approximately 2m high flint walling
SITE CHARACTERISTICS	The property is two storey, faced with red brick dressings and quoins, all painted with a hipped roof, which was probably thatched originally, but is now tiled with two "eyebrow dormers". The building has been refurbished and alterations made to it. There is also a later wing to north west, as well as a later extension which has enclosed the space against the rear wall of the cottage and the boundary wall to provide storage and a utility room. A single storey garage has also been built which forms the East wall of the utility room
CHARACTER OF LOCALITY	Predominantly residential characterised by modern 2 storey terraced dwellings to the west and linked detached dwellings to the north. The property is located at the junction of High Street and Weavers Hill.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

No Objection - Great attention has been paid to materials and design to harmonise with and enhance this listed building and its surrounds. The materials used should be in keeping with the rest of the historic cottage and there should be no damage to the flint boundary.

COMMENTS ON REPRESENTATIONS RECEIVED:

The materials are conditioned. The proposal does include removal of part of the listed wall, but this is considered acceptable when balanced against other mitigatory and improvement works.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The heritage statement refers to associations of the cottage with the weaving industry. The property is therefore of historic, architectural and aesthetic significance.

The presence of older doors within the property helps to provide character to the interior of the building. It is positive to see that original features are to remain and be re-used within the existing space.

Replacement of the modern utility and flat roof extensions with more sympathetic building forms

The Perspex roof to the existing rear extension is to be removed and the outside face of the brick wall facing Water Lane is, if possible, to be restored to the original finish. The existing Perspex roof is inappropriate for a listed building and causes harm to it. The removal of such a material and associated structure will be supported, especially as the proposed replacement design/materials are an enhancement.

Any paintwork to the rear wall will have to be carefully removed so as not to cause harm.

A horizontal glass roof light is to be installed which is considered to be acceptable, subject to details regarding the materials.

Replacement garage and associated extension

The existing flat roofed garage building is not considered to be appropriate for a listed building and its loss will not result in the loss of any historic fabric. Whilst, it will be extended, it will be set back from the front line of the original house and therefore subservient. It is noted that the intention is to use high quality and traditional materials which will have a positive impact. This should be conditioned.

Landscaping works including replacement hardstanding and alterations to a garden wall

The removal of the existing concrete hardstanding, and its replacement with paviors will have a positive impact upon the grounds of the building. The success of such a proposal will depend upon the paviors used and should be conditioned.

The relocation of the garden gate will result in the loss of a stretch of the existing flint wall which is unfortunate. However, on balance, it is considered that any harm caused by this element of the proposal is balanced out by other mitigatory and improvement works. All of the existing materials should be saved and re-used on site as part of the proposed works.

Mitigation works are supported as it will have a positive impact upon the appearance of the listed building.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

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 Neighbourhood Development Plan

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14). Policy EH1 of Angmering Neighbourhood Plan has been considered.

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."

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.

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 key policies are deemed to be HER DM1 and HER SP1 of the Arun Local Plan and EH1 of Angmering Neighbourhood Plan. Additionally, the National Planning Policy Framework.

The proposed alterations would enhance the appearance of the building. Many earlier alterations which have harmed its appearance are to be removed. It is considered that the scale and form of the extension is sympathetic to the listed building and the development makes a positive contribution to local character and distinctiveness.

Para 192 of the NPPF requires account to be taken of the desirability to sustain and enhance the significance of heritage assets by putting them to a viable use consistent with their conservation. The proposed improvements to the Listed Building would accord with this. The development would make a positive contribution to local character and distinctiveness as required by para 192(c) of the NPPF. Indeed it would improve the internal space to be better used by the future occupiers and would maintain the building in the long term by providing more useable space. Paragraphs 193 - 196 require optimum use for public benefits. It is considered that there is public benefit accruing from the alterations which would assist in the long term retention and use of the building. With regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) The proposal does not harm the appearance of the Listed Building and the proposal is therefore considered to comply with policies HER SP1 and HER DM1 of Arun Local Plan and policy of the Angmering Neighbourhood Plan and the NPPF.

Overall the proposals would see an improvement in the internal finishes and external appearance. The proposed works would respect the character, appearance, plan form and historic fabric of the Cottage. The proposals would remove the harm that has been caused in the past whilst altering the appearance of the building in an acceptable way. As such the impact on the heritage asset would be neutral and without harm. The extension is sensitively designed and would not dominate the building.

The results of the assessment of significance and heritage statement which accompany the application ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 which seeks to ensure the preservation and enhancement of listed buildings and their settings.

The alterations to the Cottage adopt a sensitive approach to ensure that its significance and special interest are respected including the retention of historic fabric, removing modern inappropriate fabric including removal of the Perspex roof and flat roofed garage. At the same time, the proposals ensure that the proposals make optimal use of the building and represent a sensitive approach to extending the heritage asset.

The current property has been extended and altered using a mixture of materials and methods which have not had a positive impact upon the significance of the listed building. It is positive to see that the applicant wishes to undertake works in a sensitive manner which will have a positive impact upon it. The result would be a property that would be in a good state of repair for the long term which would therefore be in the wider public interest as required by the NPPF and HER DM1.

In terms of compliance with policy EH1 of Angmering Neighbourhood Plan the development does not result in the loss of the existing listed buildings and the alterations and extensions do not adversely affect the appearance or setting of the listed building and views from and towards the listed building would be enhanced.

The application is recommended for approval subject to the following conditions

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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 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 HER DM1 of the Arun Local Plan and the NPPF .

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls (and roof) of the proposed extension, rooflight and paviers 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/rooflight and hard surfacing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan.