

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** A/39/13/L**LOCATION:** 5 Long Back Cottages
Arundel Road
Angmering**PROPOSAL:** Application for Listed Building Consent for rear extensions at ground and first floor level**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application relates to an extension to the rear at ground and first floor level. At first floor level the floor area would be increased by approx. 2.5 x 2 metres and the ground floor by 2.5m x 3.8m. The extension would incorporate a felted flat roofed area and would include the removal of the existing staircase, an outbuilding and doors to the staircase. It would also open up the ground floor layout and provide an additional bedroom and relocated bathroom at first floor.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat. Ground floor level of dwelling is lower than the rear garden area by approx. 1 metre.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to no. 4, walling to no.6. Outbuilding to rear of no. 4 is located on the boundary.
SITE CHARACTERISTICS	Terraced 2 storey property with white painted elevations and a plain tile roof and black painted casement window frames.
CHARACTER OF LOCALITY	Predominantly residential characterised by a mix of dwelling size, design and type. The application site forms part of a terrace of small cottages of similar design on relatively small plots many of which have been extended to the rear with single storey additions.

RELEVANT SITE HISTORY

A/41/13/	Rear extensions at ground and first floor level.	Refused 17-05-2013
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A/87/78/LB	Proposed extension to form bathroom	Approve Conditionally 12-07-1978
A/121/78/LB	Listed Building application for proposed extension to form bathroom	Approve Conditionally 13-09-1978

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection

One letter of objection - Taking down the back wall would cause structural problems to the rest of the cottages in the terrace. There are already strengthening rods in the properties to stop them bowing. Constant hammering could cause problems. Although most of the cottages have extended out the back they have not taken down the back wall. Shared drainage could be affected. Noise and disturbance to residents would result from construction traffic along rear path.

Comments on Representations received:

Structural implications for the rest of the cottages is a private legal matter. The concern regarding part of the loss of the rear wall is shared. Other matters are not relevant to consideration of this application for listed building consent.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Conservation Area Advisory Committee

Concern about the configuration of the proposal eg the flat roof. Although this would not impact on the Conservation Area.

Historic Building Adviser

5 Long Back Cottage is a small listed building that forms part of an historic terrace. The building has retained much of its internal character and features which remain an integral part of its special interest. The cottage is also largely intact in terms of its historic built form and appears to be the only example which has not been harmed by large additions to the rear.

Unfortunately, the scheme proposed here is problematic for a number of significant reasons which all harm this special interest. The accumulated impact of these on the listed building is also excessive and results in a high level of harm. They include the following:

- Removal of an historic staircase.
- Loss of 2no historic doors related to staircase.
- Erosion of the ground floor plan due to opening up of living room.
- Loss of external walling to ground and first floors.
- Loss of historic outbuilding.
- Concealment of rear elevation.
- Inappropriate roof form encroaching on historic roof.
- Use of flat roof.
- Proposed stairs breaching historic envelope.

Small buildings are notoriously difficult to extend, not least because their scale and form often contributes to their historic importance and character. Where they are limited further by their terraced form, extension can prove even more difficult as is the case here.

Comments on Consultation responses:

Comments noted and agreed.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Grade 2 Listed Building
Class A road
Designated Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

LISTED

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

CONSERVATION AREA

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 conflict with these criteria in that it is considered to materially affect the character and appearance 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 property is a modest sized cottage that forms part of a listed terrace of properties. Many of

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which have been extended to the rear, but not to the extent proposed in this application. Indeed, none of the dwellings have been extended in a manner that results in the concealment of the existing roof slope or removal of the rear wall. The proposal also involves loss of important features of the building. Opening up of the lounge, removal of 2 historic doors, an outbuilding and the staircase would individually and cumulatively adversely affect the character and integrity of the listed building.

The application is therefore recommended for refusal for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposal involves the loss of an outbuilding, original doors, staircase and part of the rear wall and roof slope of a Grade 2 Listed Building and is therefore damaging to the character and integrity of the building of historic/architectural interest in conflict with the National Planning Policy Framework.