

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

REF NO: A/39/26/L

LOCATION: St Margarets Church
Arundel Road
Angmering
BN16 4JS

PROPOSAL: Listed building consent for the installation of a single commemorative blue plaque on the external Vestry wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	The Vestry Hall is a Grade II listed building, which dates to the mid C19. It was designed by S S Teulon, and is attached to the Vestry Cottage. It is faced with flints with red brick dressings and quoins. Crow-stepped gable end to north and south, and a clay tiled roof. Of note is the window of three trefoil headed lights with pointed tympanum, tile-hung, over. It forms a group with the cottage and church, as well as the other buildings in the locality. It derives its significance from its architectural, historical and communal interest.
CHARACTER OF LOCALITY	The conservation area is the historic core of the village and consists of three different areas of townscape. These are The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure. Arundel Road is constricted and forms a straight approach from the A27 into the conservation area. In general, post-war buildings lie at the far end of the road, whilst towards the village, there are a large number of historic and listed structures, in particular the library, previously the Old School, which frames a constricted entrance leading to the Square. Within the conservation area are many Listed Buildings (designated heritage assets) along with a number of Locally Listed assets identified by the Local Planning Authority as Building or Structures of Character.

REPRESENTATIONS

Angmering Parish Council - No objection.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal is for the installation of a single commemorative blue plaque on the external Vestry wall. Blue plaques are a well-known and used method to commemorate the link between notable people of the past and the specific buildings in which they lived, worked, etc. They act as physical historical markers that connect the public with the lives of local influential figures.

The plaque would be located on the corner of the building and be placed so that it would be clearly visible from the road, car park and general surroundings. It is assumed that it would be located on the brick detailing as indicated in the images supplied. although it is not clear how high up the building it would be located - you may wish to get this confirmed. The design of the plaque also looks to be acceptable in this sensitive context.

It is positive to note from the application that the installation will have minimal impact on historic fabric due to the use of reversible fixings placed in existing mortar joints. As a result, no historic fabric would be damaged.

I am therefore happy with the concept of a blue plaque in this location.

Conclusion: The application is considered to not cause harm to the significance of the heritage assets or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Arun Conservation Area Advisory Panel - No objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Grade II Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

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

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

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

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The application seeks to install a commemorative blue plaque on the external Vestry wall of St Margarets Church. The plaque commemorates Sir Henry Aubrey-Fletcher, a former churchwarden and Sussex MP, remembered as a great benefactor of Angmering. The key policies are Arun Local Plan (ALP) policy HER DM1 which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building and its setting, policy HER DM3 which relates to preserving and enhancing the character and appearance of a conservation area and the heritage policies within the NPPF.

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted a heritage information to fulfil this requirement.

Paragraph 208 requires the Local Planning Authority to identify the significance of the heritage asset affected by a development. The Vestry Hall is a Grade II listed building, which dates to the mid C19. It was designed by S S Teulon and is attached to the Vestry Cottage. It is faced with flints with red brick dressings and quoins, has crow-stepped gable ends to the north and south and a clay tiled roof. Of note is the window of three trefoil headed lights with pointed tympanum, tile-hung, over. It forms a group with the cottage and church, as well as the other buildings in the locality. It derives its significance from its architectural, historical and communal interest. The conservation area is the historic core of the village and consists of three different areas of townscape. These are The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure. Arundel Road is constricted and forms a straight approach from the A27 into the conservation area. In general, post-war buildings lie at the far end of the road, whilst towards the village, there are a large number of historic and listed structures, in particular the library, previously the Old School, which frames a constricted entrance leading to the Square.

Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

The plaque would be small in scale, so as to not harm the character of the listed building but would be situated prominently on the corner of St Margarets Church so that it may be clearly visibly from the road and surrounding area. The conservation officer has noted that the plaque will be installed using reversible fixings in existing mortar joints, resulting in minimal impact to the historic fabric, which is a positive inclusion. By virtue of the proposed siting, scale and design of the proposed plaque, the proposals would not result in harm to the significance of the listed building, in accordance with Arun Local plan policy HER DM1 and the NPPF.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions and informatives.

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

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:

Location Plan
Block Plan
Photos 1, 2 and 3
Aubrey Plaque V1.2
Heritage Statement
Design and Access Statement

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

- 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 Arun Local Plan policy HER DM1 and the NPPF.