

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

REF NO: A/3/19/L

LOCATION: Weavers
High Street
Angmering
BN16 4AH

PROPOSAL: Listed building consent for internal works to make kitchen & dining room open plan, formation of 2 No. new rooflights & shower on first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The majority of the proposal relates to internal alterations. The only alteration that will be visible from the public realm is the addition of 2 No. rooflights to the flat roof, sited to the rear of the dwelling.
SITE AREA	N/A.
RESIDENTIAL DEVELOPMENT DENSITY	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The dwelling abuts the highway to the front and North Western elevations. To the rear of the dwelling a 1.5m high wall is sited adjacent to the highway.
SITE CHARACTERISTICS	The site is populated by a Grade II Listed Building.
CHARACTER OF LOCALITY	The area is populated by dwellings of mixed characters and types.

RELEVANT SITE HISTORY

A/4/19/HH	Extension to existing garage. This application affects the character & appearance of the Angmering Conservation Area.
A/2/19/HH	Internal works to make kitchen & dining room open plan, formation of 2 No. new rooflights & shower on first floor. This application affects the character & appearance of the Angmering Conservation Area.

A/5/19/L

Listed building consent for the extension to existing garage.

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Support

Weavers is itself a two storey flint faced cottage with red brick dressings and quoins. The windows are timber casement. The property has been extended to the rear of the property to provide for a single storey snug and kitchen.

Internal works to make kitchen and dining room open plan would result in the loss of the existing w.c. and a limited number of internal walls. These walls are identified as being related to the modern extension, and therefore of no significance. Older walls have been identified on the floor plan, which shall predominantly be retained as part of the proposal. Such a concept is supported. The proposed floor plan would provide for two larger, interconnected rooms which it is considered will not affect the spatial arrangement of the building.

Likewise, the new rooflights will be located within the later extension and of a design so that they would be hidden behind the ridge of the existing mono-pitched roof. Further, the rooflights would only directly affect more modern fabric, and any loss would not cause harm to the listed building. This element of the proposal is therefore also considered to be acceptable.

The internal works to make shower on first floor are of a scale that the character of the room will not be affected.

There is some concern regarding the glass screen; how will it look etc., and therefore what impact will it have upon the room? Can further information be provided regarding this element of the proposal? Issues such as service provision will need to be considered so that they do not affect historic fabric. Further, the introduction of new walls and doors should be such that new joinery reflects that already within the building.

Subject to details regarding the glass screen, the proposals generally appear to be acceptable, and capable of support.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, following the submission of further details of the proposed glass screen, it was confirmed that the application can be supported by the Conservation Officer.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Angmering Conservation Area

Grade II Listed Building

DEVELOPMENT PLAN POLICES

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

HERDM1 HER DM1 Listed Buildings

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

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood 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."

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 warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policy is deemed to be HER DM1 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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. Additionally, proposals should protect the setting of these buildings.

SUMMARY

Following the comments received by the Conservation Officer, it is considered that the proposed development is in accordance with the relevant Development Plan Policies and should therefore be approved, subject to the following conditions.

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 development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Existing & Proposed - 1859 - 01 - NOV 2018 - Revision A

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.