

LISTED BUILDING CONSENT REPORT**REF NO:** A/48/11/L**LOCATION:** Pigeon House
High Street
Angmering**PROPOSAL:** Application for Listed Building Consent for conversion of stable & workshop to ancillary accommodation**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is to convert 2 outbuildings attached to the existing timber frame barn. The study would be created in a stable building and a utility room in the garden store. One window would be added to the south elevation of the stable building.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint walling to site boundaries varying in height.
SITE CHARACTERISTICS	Large corner site comprising detached 2 storey dwelling. Cobble/flint elevations, red brick dressings and quoins. Tiled roof and various out-buildings. Stable building flint elevation, tiled roof. Central barn thatched roof, timber boarded elevations with single storey building attached.
CHARACTER OF LOCALITY	Predominantly residential. Characterised by older traditional style detached dwellings of individual design.

RELEVANT SITE HISTORY

A/38/90/L	Application for Listed Building Consent to take down and reconstruct chimney on High Street frontage	Approve Cond 17-04-1990
A/127/08/L	Listed Building Consent for the demolition of part of boundary wall, considered to be in a dangerous state, and rebuilding of same.	Approve Cond 28-11-2008
A/2/11/	Conversion of stable & workshop to ancillary accommodation & new linked range to provide kitchen & family accommodation with internal re-fit of existing kitchen to form dining room	Withdrawn 03-03-2011

A/3/11/L	Application for listed building consent for conversion of stable & workshop to ancillary accomodation & new linked range to provide kitchen & family accomodation with internal re-fit of existing kitchen to form dining room	Withdrawn 03-03-2011
A/61/74/LB	Change of use by conversion of existing barn and stable into single unit of living accommodation	Refused 24-07-1974
A/84/80/LB	Application for listed building consent to demolish and rebuild existing boundary wall	Approve Cond 04-07-1980
A/151/86	Restoration & extension of cottage converted to garage for provision of accommodation for staff or elderly relatives	Approve Cond 22-09-1986
A/152/86/L	Application for LBC - restoration and extension of cottage converted to garage	Approve Cond 22-09-1986

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Area Advisory Com
West Sussex - Listed Building

Consultations responses received:

County Design

Well executed revised application. Quarry tiled floor will be acceptable.

Conservation Area Advisory Committee

No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-up Area Boundary
Class B Road
Designated Conservation Area
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan: [SEPB6](#)
Arun District Local Plan: [GEN7](#)
[AREA2](#)

Management of the Historic Environment
The Form of New Development
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPS5

Delivering Sustainable Development
Planning for the Historic Environment

POLICY COMMENTARY

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.

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 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

The workshop building is located adjacent to the western end of the barn. It appears to date from 1838 although the roof structure is modern. It is proposed to remove the low 20th Century walls in the new corner and the concrete floor. The walls would be dry lined and insulated with a new wall to the barn (east) side of the room to prevent an adverse effect on the barn. The roof structure would be unaltered with a new ceiling located above the existing the barn to enclose the space. No external changes are proposed.

The stable building is located to the south east of the barn and probably dates from the 18th Century. It is proposed to dry line and insulate the walls. The paviours would be removed and replaced with a new insulated slab and quarry tiles. The existing stalls dividing the stables would be set aside and relocated in a form of panelling in the end walls of room. A secondary internal roof structure is to be fitted to enable insulating and enclosing the ceiling and this would be a bead and butt boarded finish. The only external change proposed is the addition of a timber window in the south gable elevation at roof level.

It is considered that these changes would preserve and enhance the character and appearance of the Conservation Area by maintaining elements of the buildings historic footprint. The external alterations are very limited in nature.

With regard to the impact on the listed structure the proposed alterations would not detract from

the integrity or quality of the building and would not erode the historic interest of the buildings. The alterations proposed are minimal and sympathetic.

The application is therefore recommended for approval subject to the following conditions.

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 flintwall on the north elevation 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 PPS5.

- 3 No development shall take place unless and until precise details of the new window to be installed in the stable building have been submitted to and approved by the Local Planning Authority and the new window shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with PPS5.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7,AREA2

SOTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1,PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons

appear in the Officer report.