

LISTED BUILDING CONSENT REPORT

REF NO: A/62/10/L

LOCATION: Maltbarn Cottage
Weavers Hill
Angmering

PROPOSAL: Application for Listed Building Consent for revision to flat roof following application A/24/07/L & A/75/07.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for the formation of on an already approved single storey flat roof extension on the northern elevation of the existing building. The ridge height of the roof would be approximately 3.05 metres.
SITE AREA	Approximately 735 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1.5 metre high flint wall on the front boundary. The north and south boundaries are marked by approximately 2 metre high brick walling whilst the rear (east) boundary is lined by approximately 1.8 metre high timber closed board fencing.
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed 17th Century former malthouse which has been converted to form a semi-detached dwelling. The building is two storeys high and has flint elevation walls with red brick quoins and dressings. The first floor windows are set within roof dormers. The roof itself is tiled and hipped. A two-storey false pitched roof extension has been added to the southern elevation and a flat roof single storey porch, facing towards the street, has been attached to this feature.
CHARACTER OF LOCALITY	The site is within Angmering Conservation Area on a village road which has a semi-rural appearance due to the narrowness of the road, the lack of pavements and the presence of small fields and paddocks to the side of the road in places. There are a number of historic buildings to the southern end of the road that are positioned behind flint walls and mature landscaping.

RELEVANT SITE HISTORY

A/24/07/L	Application for Listed Building Consent for extensions/alterations comprising of single storey playroom, new dormer to match existing and new front entrance door and side lights	Approve Cond 25-04-2007
A/75/07/	Extension/ alteration to listed building following Listed Building Consent A/24/07/L.	Approve Cond 25-07-2007

REPRESENTATIONS**Representations received:**

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

West Sussex - Listed Building

Conservation Area Advisory Com

Consultations responses received:

COUNTY DESIGN: No objection. The introduction of a small mansard tiled roof to the approved rear extension is acceptable.

CONSERVATION AREA ADVISORY COMMITTEE: No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Within Conservation Area

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2 GEN7 DEV19 AREA2	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings Conservation Areas
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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.

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.

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 proposed provision of a false pitched roof to the already approved flat roof rear extension is considered to respect the setting and historical appearance of the Grade II Listed Building. The slope angle of the proposed facade would compliment that of the main roof of the building as would the use of tiles that match those used on the existing roof. It is not considered that the proposed roof would obscure any significant historic feature of the building and thus would not harm its character and appearance or its setting.

It is therefore recommended that Listed Building Consent should be granted, 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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the Listed Building from collapse and structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan and PPS5 - Planning and the Historic Environment.

- 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 PPS5 - Planning and the Historic Environment.

- 4 The materials and finishes of the roof hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.