

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

**REF NO:** A/67/20/L

**LOCATION:** The Old Mill House  
Station Road  
Angmering  
BN16 4HY

**PROPOSAL:** Listed building consent for the erection of 3 No. outbuildings within the rear garden cabins for the purposes of 1) a garden office 2) Worskhop/Storage Area 3) Garden Room with Kitchenette & Shower/Toilet Room.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | As above                                                                                                                                                                                                                                                                         |
| TREES                      | None of any significance affected by the proposed development.                                                                                                                                                                                                                   |
| SITE CHARACTERISTICS       | The Old Mill House is a two storey, flint faced, semi-detached building. The windows consist of a mix of painted timber casement, some with latticed panes. The main roof of the house is thatched, and the front entrance porch roof is tiled. It is of aesthetic significance. |
| CHARACTER OF LOCALITY      | Residential                                                                                                                                                                                                                                                                      |

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| <b>RELEVANT SITE HISTORY</b> |
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| A/68/20/PL | Erection of 3 outbuildings within the rear garden for the purposes of 1) a garden office 2) Worskhop/Storage Area 3) Garden Room with Kitchenette & Shower/Toilet Room.                                                                                                                                                                                            |
| A/10/19/L  | Listed building consent to create shower room with WC & sink on first floor, remove modern built in wardrobe & erect stud wall in second bedroom, create door from hallway, interior pipework through master bedroom down into existing ground floor bathroom to join existing drains & install ventilation grill on front of house. ApproveConditionally 02-04-19 |

Relevant site history noted. This application is paired with another application that is attached.

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| <b>REPRESENTATIONS</b> |
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No objection

No representation from nearby occupiers.

#### COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

### CONSULTATIONS

#### CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

The proposal relates to three wooden structures which will accommodate a variety of uses. Each of the structures is slightly different in terms of appearance and will perform a different function.

The heritage statement identifies that the new structures will replace recently removed ones, which it is stated were in a poor state of repair and dangerous. It is not clear why three structures are required in the curtilage of the house, nor why the previous locations were chosen. Further, it is not fully clear how the structures will be treated externally.

It is considered that the structures themselves are fairly simple in terms of their appearance which will not detract from the listed building, and if treated sensitively, will not cause harm. Such structures are also not permanent and can be fairly easily removed at any time. They can be treated in a number of different ways which will reduce their impact, and it is suggested that the use of landscaping could be the most effective method. This is especially important for the shed closest to the listed building.

If minded to approve the application, you may wish to condition details of how the structures will be treated.

#### Conclusion

On balance, it is considered that the proposed structures will not harm the setting of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

#### COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

### POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Grade II Listed Building

#### DEVELOPMENT PLAN POLICIES

[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.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14

## **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."

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**

Following the comments from the conservation officer it is considered the proposed works would not be harmful to the heritage asset. As such the works are recommended for approval subject to the following conditions and informatives.

As the proposed works are not attached to the listed build building it does not require listed building consent.

## **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

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:
  - Block Plan
  - Location Plan
  - Land Registry Location Plan
  - Shed Floor Plan and Elevation
  - Sheds Floor Plans and Elevations

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.

- 3 Once the outbuildings have been constructed they must be either stained or left a natural colour for the perpetuity of their existence.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 The/reconstruction/making good/of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.