

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

REF NO: A/6/20/L

LOCATION: The Old Cottage
Station Road
Angmering
BN16 4HY

PROPOSAL: Listed building consent for the re-roofing & upgrading of entire roof; repointing existing brickwork & replace cracked, unventilated chimney pot with new clay; works to fascia & guttering; replace lead roof over bay window; flashing to existing bathroom; installation of timber stud firewall in loft space along party wall & repoint brick work & fling walling as required.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	The property is a semi detached dwelling which forms half of a listed building. It has flint and lime walling and a red clay tile roof.
CHARACTER OF LOCALITY	The site is located within a residential area of Angmering.
None relevant to this application.	

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council
No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/a

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

ADC Conservation Officer - The application is not considered to cause harm to the significance of the heritage asset subject to a condition requiring materials to match the existing dwellinghouse. Full comments available on the Council's website.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

CLASS A ROAD

LB GRADE II

PD RESTRICTION

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

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.

There are no relevant policies that relate to listed building consents in the Angmering Neighbourhood Plan.

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 proposal relates to a series of refurbishment works to upkeep the building. The extent of the works are relatively limited in order to maintain the building in its current state.

Policy HER DM1 sets out criteria which proposals which affect Listed Buildings 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.

HERITAGE IMPACT ASSESSMENT

The proposals are designed to enhance the historic character of the property by refurbishing the external materials including lead flashings above windows and lead bay roof, replacing roof tiles as necessary, replacing chimney pots and re-pointing as required. There is one internal alteration which is to install a fire wall in the loft

The replacement and refurbishment of external materials subject to them matching the existing is considered to enhance the quality of the building.

A Heritage Statement has been submitted as part of this application and is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. The proposal therefore accords with paragraph 189 of the NPPF since it describes the significance of any heritage assets affected. Paragraph 190 requires the Local Planning Authority to consider the significance of any heritage asset that may be affected by the proposals taking into account the comments of the Conservation officer. The works are assessed as preserving the significance of the listed building because subject to a condition requiring external materials to match existing the proposal would have no adverse effect on heritage significance and would not result in harm to the heritage asset.

The external alterations proposed are the replacement of roof tiles, chimney pots, lead flashing, lead bay window roof and the re-pointing of the chimney pots and walls in general. In addition an internal fire wall is indeed to be installed in the loft. The external works would be readily visible from the public realm and would positively impact on the appearance of the building and its setting. The roof tiles are a like-for-like replacement and would not change the character. The works as a whole, being replacement and refurbishment would not result in the loss of any historic fabric.

SUMMARY

The proposed development complies with relevant Development Plan Policy and the National Planning Policy Framework. The proposed works are not considered to result in any historic loss of the historic fabric of the building. The Conservation officer has confirmed that the works are acceptable, subject to the use of matching materials, which will be subject to a condition.

It is recommended that listed building consent be granted, subject to the conditions below.

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 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:

Proposed Refurbishment Works Dwg.no. 19068 2.01 Rev B dated Dec 2019

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

- 3 The materials and finishes of the external walls and roofs of the buildings as specified in the schedule of works on dwg.no.19068 2.01 Rev B dated Dec 2019 hereby permitted shall match in colour and texture those of the existing building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan.