

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** A/93/15/L**LOCATION:** Church Farm House
Rectory Lane
Angmering**PROPOSAL:** Application for Listed Building Consent for demolition & re-building of existing lean-to, to match existing. This application affects the character & appearance of the Angmering Village Conservation Area.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The lean to is located on the front elevation of the building and has a width of 1.63m and a depth of 1.42m. It is proposed to demolish the existing structure and rebuild it to match the existing dimensions, external appearance and design whilst providing water proofing and thermal insulation internally.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Site frontage open. Flint walling and fencing to approx. 2m to side

SITE CHARACTERISTICS

Large detached 2 storey dwelling with flint facing and red brick details to elevations including quoins, soldier coursing and chimneys. The triple gabled roof is clay tiled and the area of the lean to is slate.

CHARACTER OF LOCALITY

Predominantly residential characterised by older style mainly detached dwellings of varying design

RELEVANT SITE HISTORY

A/78/87/L	Application for Listed Building Consent for new first floor window in west bay of south elevation	ApproveConditionally 06-07-1987
A/64/95/L	Application for Listed Building Consent for erection of garage and formation of forecourt	ApproveConditionally 14-06-1995

and gateway

A/111/95/L	Application for Listed Building Consent for the erection of fence and gates	ApproveConditionally 17-11-1995
A/8/98/L	Application for Listed Building Consent for alterations to south elevation, demolition of part of boundary wall, demolition of part of garden wall and extension of paving.	ApproveConditionally 31-03-1998
A/59/01/L	Application for Listed Building Consent for alterations to raise existing stairs to improve headroom at ground floor level. Formation of en-suite bathroom in existing bedroom.	Refused 19-09-2001
A/11/15/L	Application for Listed Building Consent for remedial works to chimney stack & part regularisation of replacement windows & porch door & boiler flue penetrations. Minor internal works to en-suite bathrooms.	ApproveConditionally 26-03-2015

REPRESENTATIONS

Representations received:

Angmering Parish Council
No Objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer
Listed Building Officer

Consultations responses received:

Historic Building Adviser - No Objection

The scheme to replace the lean-to is generally and acceptable and capable of support.

There are concerns however with the nature of the damp proofing elsewhere on the building. Please condition a method statement for these works as well as a schedule of works for repairs.

Comments on Consultation responses:

Comments noted. Requested conditions have been imposed

POLICY CONTEXT

Designation applicable to site:
Grade 2 listed building
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local](#)

HER DM1 Listed Buildings

Plan (October 2014):

HER DM3 Conservation Areas
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. There are no specific policies in Angmering Neighbourhood Plan relating to this type of application

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 application has been submitted to address damp problems within the building. The lean-to is built against a flint boundary wall and as a result has suffered damage due to damp and water ingress. It is proposed to rebuild the structure to match the existing dimensions, external appearance and design whilst providing waterproofing and thermal insulation internally. When completed the structure will appear identical to the existing structure externally.

It is therefore considered that the re-building of this relatively small part of the building is acceptable and would preserve the appearance of the building and assist in its long term retention.

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 No development shall take place unless and until a method statement and schedule of works for repairs have been submitted to and approved by the Local Planning Authority and the works shall be provided in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.