

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

REF NO: A/99/18/L

LOCATION: Avenals Farm
Water Lane
Angmering
BN16 4EP

PROPOSAL: Listed building consent for the demolition of existing garden room & outbuildings & erection of oak framed orangery & pool building extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed development seeks to demolish an existing sun room and outbuilding. It also proposes the construction of an oak framed extension, to be used as an orangery and pool building.
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RELEVANT SITE HISTORY

A/98/18/HH	Demolition of existing garden room & outbuildings & erection of oak framed orangery & pool building extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council
Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -
The proposal involves the loss of an existing sun room and outbuilding of no merit. The structures appear to be fairly modern in construction, and their loss is acceptable in this instance.

The proposal is for a replacement structure which covers a similar footprint to that to be removed. I note that the window for the existing utility will be affected by the new swimming pool structure, and care should be taken to ensure that all of the existing materials are re-used as part of the works. It is considered that the swimming pool structure is, on balance, acceptable as it reflects the structure to be removed. The ultimate success of it will be dependent upon the use of the materials and the quality of the work.

The proposed orangery is substantial, but is of a similar style to that to be removed. As a consequence, the impact upon the listed building is limited, and can be supported.

If minded to approve the applications, you may wish to condition the materials to be used.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building
Within built up area boundary

DEVELOPMENT PLAN POLICES

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

Policy HER SP1 of the Arun Local Plan is relevant to this proposal in that the proposal relates to a designated heritage asset. Therefore, it is afforded the highest level of protection, and will be conserved in an appropriate manner.

SUMMARY

The Conservation Officer supports the proposal, in that it represents a limited impact upon the Listed Building. The success of the project will be largely dependant on the quality of the work and the use of materials, therefore, it will be conditioned that a schedule and samples of materials will be submitted to and approved by the Local Planning Authority.

It is recommended that listed building consent be granted.

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

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 :

 - Location Plan - 37931/01 - June 2018
 - Proposed Block Plan - 37931/03 - June 2018
 - Proposed Floor Plan & Elevation - 37931/06 - June 2018
 - Proposed North Elevation - 37931/07 - June 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 & HER DM1 of the Arun Local Plan.
- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 & HER DM1 of the Arun Local Plan.
- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.