

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition

REF NO: BE/13/12/L

LOCATION: The Chase
101 North Bersted Street
Bognor Regis

PROPOSAL: Application for Listed Building Consent for repairs to west facing gable wall including removal of chimney

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 0.25 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has wall approximately 1m in height, east and west side boundaries wall approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Grade II Listed. Detached thatched roof property with a mixture of brown brickwork, white smooth render and white window frames.
CHARACTER OF LOCALITY	Class C Road within the Conservation Area. Residential comprising detached bungalows and two storey semi-detached and detached properties, many of which are listed buildings.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection

Comments on Representations received:

None.

CONSULTATIONS

The Ancient Monuments Society
Council for British Archeology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society

Conservation Area Advisory Com
Listed Building Officer
Conservation Officer

Consultations responses received:

Conservation Area Advisory Committee
Subject to there being an overriding structural survey for the removal of the chimney. Flank wall should be rebuilt.

Conservation Officer
Awaited

Historic Buildings Adviser
No objection subject to amendment

The removal of the chimney is acceptable on the basis that it is compromising the structural integrity of the gable wall and that as a feature itself, is not of any particular age or merit. The treatment of the elevation below seems overly harmful and results in an excessive loss of historic fabric as well as character. The brickwork and stonework here provide historical evidence which should be retained where at all possible. This is in accordance with the requirements of PPS5 which seeks retention of as much historic fabric as possible. Where stonework cannot be replaced, bricks should be used instead. I am convinced with the potential use of lime render on blockwork and recommend that this be avoided. The rebuilding of the wall should be in lime mortar.

Comments on Consultation responses:

Conservation Area Advisory Committee comments noted
A structural survey has been submitted with the application. If approved, a condition will be imposed that the flank wall be rebuilt using the existing materials.

Historic Buildings Adviser comments noted
Substitute plans have been received which address the issues raised. The existing stone and brick is to be removed and the materials retained and used in the construction of the wall. If approved, a condition will be imposed that details are to be submitted of the lime mortar which should seek to match the existing in colour and texture.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Grade II Listed Building
Within the Conservation Area
Class C Road
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

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, character and appearance of the Conservation Area.

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 Grade II Listed thatched property is sited within the Conservation Area where there are similar properties that are thatched and listed.

The application seeks to remove the existing chimney on the west facing gable with the removal of part of this wall. The stone and brick which will be removed will be retained and used in the reconstruction of the wall using a lime mortar. The bottom section of the wall will be retained as well as the existing brick quoins. At the time of the officer's visit the western wall was supported by steel buttressing and this has been erected to prevent further deterioration of the fabric of the building. The chimney is not of any particular age or merit, has been poorly constructed and is in an unstable condition. The roof structure is to be repaired with the thatch being renewed. It is not considered that the removal of the chimney which is not a feature in itself would be of a harmful nature and its removal would not result in an excessive loss of the historic fabric or character.

The Historic Building Adviser has been consulted and substitute plans have been submitted which specify that the existing stonework and brick to be removed will be re-used in the construction of the wall. He has also recommended that lime mortar be used instead of lime render and, if approved, a condition will be imposed to this affect.

It is therefore recommended that Listed Building Consent 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 remaining part of the Listed Building from collapse and/or structural damage.

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

- 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 policy GEN7 of the Arun District Local Plan.

- 4 The stone and brick work shall be carefully removed and protected and used in the construction of the west facing gable wall and shall match in texture and appearance the existing wall.

Reason: To ensure that the features of merit are preserved for the future and to retain the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

- 5 No development shall take place until details of the lime mortar to be used have been submitted to and approved by the Local Planning Authority and the mortar so approved shall be used in the reconstruction of the wall.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building in accordance with Policy GEN7 of the Arun District Local Plan.

- 6 No development shall be carried out until a schedule of materials has been submitted to, and where so required by the Local Planning Authority sample panels of the external finishes have been constructed on the site, and approved by the Local Planning Authority and the materials and sample panels so approved shall be adhered to as the construction specification for the west facing gable wall.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

- 7 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential

amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.