

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

REF NO: BE/97/17/L

LOCATION: Rambler Cottage
Shripney Lane
Bersted

PROPOSAL: Application for Listed Building Consent to change thatching material from combed wheat to water reed. This application affects the character & appearance of the Shripney Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks only the change of the thatch material. The retained Master Thatcher has stated that once re-thatched, the appearance will be different to its pre-fire appearance as it will only be 350mm thick due to only having a single coat as per when the original building was first thatched. As the layers are built up (100 years plus), it will begin to look closer to its pre-fire appearance. There are no further design considerations and the scale of the building will not alter.

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

No change.

SITE CHARACTERISTICS

Rambler Cottage is a late 17th century cottage, situated in Shripney Lane.

From the Listing Record:

"Once two cottages, now one house. Dated to 1699. Two storeys. Faced with squared knapped flints with red brick dressings, quoins and stringcourse. Hipped thatched roof. Casement windows. Doorway with brick pediment containing the date 1699 and the initials "T.G." in the tympanum."

The building was recently damaged by a fire and is being rebuilt as per BE/153/16/L.

CHARACTER OF LOCALITY

Conservation Area comprising of residential buildings, many of which are old and either nationally or locally listed. The Councils

mapping system shows that Rambler Cottage is approximately 3.3 metres from the boundary with Spinney Cottage and the interface distance between the two dwellings is only 13m.

RELEVANT SITE HISTORY

BE/36/93/L	Application for Listed Building Consent to erect a detached double garage adjacent to existing dwelling	ApproveConditionally 06-10-1993
BE/41/97/L	Application for Listed Building consent to level off front and side boundary walls and replacement of concrete top with brick half round coping.	ApproveConditionally 11-07-1997
BE/1/98/L	Application for Listed Building Consent for installation of new side gate, replacement of front gate, replacement and new paving and raising chimney stack to height of 1m above thatch	ApproveConditionally 06-02-1998
BE/153/16/L	Application for Listed Building Consent for reinstatement works to cottage following fire and water damage.	ApproveConditionally 16-12-2016
BE/76/17/DOC	Application for approval of details reserved by condition imposed under BE/153/16/L relating to condition No. 3 - Details of the construction & materials including sections of all new windows & doors	DOC Approved 13-09-2017

The building suffered a fire in 2016 and the entire thatched roof covering and structure was lost as well as substantial damage to the walls, windows and internal floor structures. There is anecdotal evidence from the Thatcher that the original bottom layer of thatch (visible from within the roof was Water Reed and was several hundred years old. This would have been sourced from either Pagham Harbour or the Rife Flood Plain in Shripney Lane (prior to tidal defences).

REPRESENTATIONS

Representations received:

Bersted Parish Council

"No objection"

Comments on Representations received:

Noted.

CONSULTATIONS

Building Control

Conservation Officer

Listed Building Officer

Consultations responses received:

CONSERVATION OFFICER: No objection:

"The fire damaged roof comprised combed wheat. However, the expert opinion of Chris Tomkins, Master Thatcher, has been sought who confirms the previous base layer to be water reed (with a dressing of combed wheat). It would be normal in this lowland area, for roofing to have been water reed. The Historic Buildings Adviser had previously given email pre-app advice and confirmed similar.

The work should be undertaken by a suitably qualified Thatcher, and vernacular dressings/ridge be applied. It is a character of thatch that an element of individuality be included in the ridge if wished, so there is no objection to this.

CONSERVATION AREA ADVISORY COMMITTEE: "Objection. Loss of the local vernacular, characteristics, style & method of thatching. Would detract from the Conservation Area."

Comments on Consultation responses:

Comments noted. The objection of CAAC is considered to be outweighed by those comments of the Conservation Officer. Regard is also had to the comments of the Thatcher in support of the application namely that the original thatch was Water Reed.

POLICY CONTEXT

Designations applicable to site:

Outside the Built Up Area Boundary;
Class C Road;
Special Control of Adverts;
Listed Building Grade II;
PD Restriction;
Public Sewer on site; and
Shripney Village Conservation Area.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	AREA2	Conservation Areas
Publication Version of the Local Plan (October 2014):		HER SP1 The Historic Environment HER DM1 Listed Buildings
Bersted Neighbourhood Plan 2014 Policy ES5		Building design

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE

SPD2	Conservation Areas
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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.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taken place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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. 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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

The relevant policies of the Bersted Neighbourhood Plan have been considered within this report.

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 be harmful to the significance of the Grade II Listed Building or the character/appearance 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

This application concerns the re-thatching of a building whose original thatch was destroyed by fire. It is proposed to thatch the building in Water Reed as opposed to Combed Wheat. There is anecdotal evidence that the original thatch layer was in fact Water Reed and that Combed Wheat was layered over the top.

The applicant has supplied a statement from a local Master Thatcher that states that the Combed Wheat thatch has a more golden colour when first laid but after the first winter would take on a more silvery grey appearance, the same as Water Reed. Further, that over the years as more layers are added, the thatch will gradually start to resemble the roof prior to the fire.

The application has been considered by the Council's Conservation Officer who considers that in this lowland area, it would have been normal, for roofing to have been water reed. No objections are raised and as such this advice is considered to outweigh the concerns of the Conservation Area Advisory Committee.

It is therefore considered that the proposal is in accordance with both the guidance within the National Planning Policy Framework and the policies within the adopted Local and Neighbourhood Plans. It is recommended that the application is approved, subject to the following conditions.

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:

Dwg. 000.1 "Location & Block Plan";
Dwg. 001 "Plans"; and
Dwg. 002 "Elevations".

Reason: For the avoidance of doubt and in the interests of controlling the development in detail by endeavouring to achieve a building of visual quality HERDM1 of the emerging Local Plan and the NPPF.

- 3 **INFORMATIVE:** It is recommended that the work be undertaken by a suitably qualified Thatcher.