

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

REF NO: BN/38/18/L

LOCATION: Parsonage Farm House
Lake Lane
Barnham
PO22 0JD

PROPOSAL: Listed building consent for an annexe extension ancillary to the main dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	East side boundary to Lake Lane has flint wall + hedging approximately 1.8m-2.5m in height, west side boundary has close boarded fencing + hedging approximately 2.5m-3m in height, north side boundary close boarded fencing + hedging approximately 2.5m in height, south side boundary tree screening over 3m in height.
SITE CHARACTERISTICS	Grade II Listed. Two storey L-shaped property with modern porch. The walls have a mixture of red bricks and flint work, clay tiled roof, windows have glazing bars.
CHARACTER OF LOCALITY	Main road with residential properties comprising two storey terraced, semi-detached and detached of various styles and designs. Flat development and parade of shops to east of site.

RELEVANT SITE HISTORY

BN/30/08/L	Application for Listed Building Consent for single storey extension comprising replacement garage/workshop, hobbies room, garden room, loft area over & alterations to existing garage	ApproveConditionally 27-11-08
BN/3/01/L	Application for Listed Building Consent for garage and workshop above. New dormer window to corridor.	ApproveConditionally 05-03-01

Planning history noted. In particular BN/30/08/L - Listed Building approval for Single storey extension comprising replacement garage/workshop, hobbies room, garden room, loft area over & alterations to existing garage.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Barnham Parish Council

Barnham Parish Council

Do not object.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments Noted.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

Southern Water Planning

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

Follow-up comments to amended plans:

Amendments appear to be minor.

Previous comments haven't been taken into account.

Due to the very minor level of change, my previous comments still apply.

Initial Comments:

The application property is a detached Grade II Listed Building with a mature Garden Area

It is noted that the proposal would be in position of a previously approved (and unimplemented) structure. This is noted but it should be acknowledged that the is of a different size and appearance.

Since the approval of the previous extension the NPPF has been introduced and updated.

Proposal should be looked at in own right.

Proposal appears as an afterthought. As if been tacked onto the corner of existing building.

Extension is taller than part of listed building it adjoins.

Drainage Engineer: Does not object, recommends the imposition of a condition.

Southern Water: Do not object, recommend that an informative is imposed on any grant of permission:

Southern Water require a formal application for any new connection to the public sewer to be made by the applicant or developer.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. This is a Listed Buildings application and as such any consultee comments regarding matters other than the impact of the proposal on the Listed Building or its surrounding will be addressed within the planning application. The comments received by Southern Water and the Drainage Engineer do not relate to the impact of the proposal on the Listed Building.

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary

Listed Building- Grade II

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

[Barnham & Eastergate Neighbourhood Plan 2014](#) Development affecting heritage assets

[POLICY ES7](#)

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.

The Barnham Neighbourhood Plan applies and the following policies are relevant:

ES7- Development affecting heritage assets.

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 conflict with these criteria in that it is considered to materially affect the character 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

Parsonage Farm House is a Grade II Listed building.

The applicant has submitted amended plans and it is these that have been assessed below.

Officers note that there is also a planning application, ref: BN/37/18/HH, in concurrently. The outcome of the planning application will not affect the outcome of this Listed Building application and vice-versa.

Policy HER DM1 of the Arun Local Plan states the criteria, a-e, that proposals affecting statutory Listed Buildings will be required to comply with. Of note is that proposal affecting Listed buildings will be required to:

a. Preserve or enhance the historic character, qualities and special interest of the buildings;

Policy ES7 of the Barnham Neighbourhood Plan states that development affecting listed buildings or their settings, should be designed so as to preserve and enhance them, so as to reinforce the quality and character of the villages.

DESIGN AND VISUAL AMENITY:

Parsonage Farmhouse is a two storey L-shaped C18 dwelling. The main wing is constructed out of red brick and grey headers alternately while the north wing is constructed out of flints. The dwelling features a tiled roof. The windows with segmental heads and glazing bars intact. A modern wooden porch also features.

As stated in the NPPF dated February 2019 in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Within the submitted Heritage Statement the applicant states that:

"The proposed extension has a high standard of design ensuring compatibility with host elevation and property overall. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the host listed building."

The applicant also refers to the previously granted extension, granted under application ref: BN/30/08/L

and the relevant planning application. They state that:

" It is clearly evident that the footprint of the proposed extension is subordinate to the host dwelling and in comparison, with the previously approved extension."

It should be noted that the originally proposed extension was amended following the Conservation Officer's initial comments. Having regard to the Conservation Officer's comments regarding the amended plans, they consider that the amended scheme makes minor amendments to the original proposal and their initial comments still apply.

The Conservation officer originally considered that the proposal appears as an afterthought. As if it has been tacked onto the corner of the existing building. They noted that the proposal would be in position of a previously approved structure, as confirmed by the applicant as aforementioned above. However, while the previously approved application, BN/30/08/L, granted a larger extension it should be acknowledged that the proposed extension is of a different size, appearance and siting. Since the approval of the aforementioned previous extension, the NPPF has been introduced and updated. Therefore, the proposal should be looked at in its own right. Additionally the proposed extension would be taller than part of listed building it adjoins.

It is considered that the proposal would appear as an incongruous addition that does not integrate satisfactorily with the host building, in this case the the Grade II Listed building known as Parsonage Farm House.

The proposal is therefore damaging to the character and appearance of listed building and would not comply with Policies HER DM1, HER SP1 of the Arun Local Plan and ES7 of the Barnham Neighbourhood Plan. Additionally the proposal would not comply with the NPPF as amended. The proposal is considered to have less than substantial harm to the significance of the heritage asset and where this is the case the harm needs to be assessed against the public benefits of the proposal. Given the proposal is for an extension to a private domestic dwelling there are no public benefits

Therefore it is recommended for refusal for the following reason.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 The manner and form of the extension would not integrate satisfactorily with the host building and as such, would adversely affect the character and appearance of the Grade II Listed Building and conflict with the National Planning Policy Framework and Policies HER SP1, HER DM1 of the emerging Local Plan and ES7 of the Barnham Neighbourhood Plan.