

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** B/5/12/L**LOCATION:** Burpham Farmhouse
The Street
Burpham**PROPOSAL:** Application for Listed Building Consent for the erection of a timber boarded wendy house within a walled garden (this application lies within the South Downs National Park)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 1502 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site on hillside; elevated above fields to the south of the site.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Flint and block walls to all boundaries varying in height from 1.2-2m high, supplemented by sections of hedging of various heights.
SITE CHARACTERISTICS	Grade II Listed Building. Detached 2 storey stuccoed principal elevation, hipped slate tiled roof, lead rolled ridge. Red brick elevations to rear. Lead covered porch to front elevation with metal bracket support. Single storey addition with casement bay window to rear elevation. Sash timber windows to front elevation, timber casement to side and rear. Double flat garage to east side of dwelling.
CHARACTER OF LOCALITY	Sited within the Burpham Conservation Area and South Downs National Park. Mix of types and styles of detached dwellings within close proximity. Open fields to the south of the site.

RELEVANT SITE HISTORY

B/16/10/L	Application for listed building consent for repairs to fabric of building, new casement window & new french windows on the south east elevation & minor alterations	Approve Cond 08-09-2010
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B/32/11/L

Application for Listed Building Consent for demolition of existing front concrete block wall and reconstruction in coursed flint work with red brick quoins. (This application lies within the South Downs National Park Authority)

Approve Cond
01-11-2011

REPRESENTATIONS

Representations received:

Support the application, works will enhance the property.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee:
No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the Built-up Area Boundary
Grade II Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan: [SEPC2](#)
Arun District Local Plan: [GEN7](#)
[GEN3](#)
[AREA2](#)

South East Plan- Policy C2 The South Downs
The Form of New Development
Protection of the Countryside
Conservation Areas

PLANNING POLICY GUIDANCE

PPS5 Planning for the Historic Environment
PPS7 Sustainable development in rural areas

POLICY COMMENTARY

LISTED

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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

LISTED/CA

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 proposed application seeks Listed Building Consent for a timber boarded Wendy house sited within the rear garden of the site. The proposed structure is clearly visible from the field to the rear of the site and the highway beyond.

The impact upon the listed building is also acceptable as the structure is set away from the main building which restricts any impact upon the character and setting of this historic building.

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.