LISTED BUILDING CONSENT REPORT

REF NO: **CL/7/10/L**

LOCATION: The Old Cottage
157 The Street
Clapham

PROPOSAL: Removal & replacement of 1no. window with similar to existing

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to replace an existing dormer window in the east elevation at first floor level. The replacement window would be timber and fitted with Georgian lead design.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1m high walling to The Street.
SITE CHARACTERISTICS	Detached 2-storey flint cottage. Red brick quoins. Plain tile roof. Eyebrow window to front elevation. Windows are a mix of originals with white Georgian style diamond leaded design and later replacements with grey leaded diamond design. All are casement. White window frames stand out from black surrounds.
CHARACTER OF LOCALITY	Predominantly rural. The Street is characterised by a mix of dwelling type and age fronting the road.

RELEVANT SITE HISTORY

CL/2/10/L	Application for Listed Building Consent for removal and replacement of one first floor window	Refused 17-03-2010
CL/1/10/	Removal & replacement of one first floor window	Approve Cond 19-03-2010

REPRESENTATIONS

Representations received:
Clapham Parish Council
Awaited.

One letter of support. No detrimental effect to the structure or appearance of the building - should be approved.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building
Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee - No comment.

County Architect - The replacement window will not adversely affect the architecture of this flint cottage.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Designated Conservation Area
National Park
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN7	The Form of New Development
	AREA2	Conservation Areas
	GEN3	Protection of the Countryside

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment
PPS7	Sustainable development in rural areas

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.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the 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 proposed replacement window would be constructed of timber and would be similar in appearance to other windows in the property. The window which is being replaced is not an original so the white relief edging to the diamond leaded glazing is not present in this window at the present time. The replacement would not therefore detract from the character or integrity of the Listed Building. The replacement would not be dissimilar from that it is replacing or other replacement windows in the property. The depth of frame to each part of the casement window would be the same which is more in keeping with the design of the original windows. The proposal would represent a visual improvement in the appearance of the window and would preserve and enhance the character and appearance of both the Conservation Area and the Listed Building.

The application is recommended for approval.

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 This permission relates to the following approved plans 4032/3, 4032/2 and 4032/1.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The new joinery work to the window shall match exactly the materials, dimensions finish and profiles on the existing original windows.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with PPS5.

4 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity on the surrounding area and its character or the character and integrity of the listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3,GEN7

NATIONAL POLICIES: PPS1,PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.