

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

REF NO: CM/11/19/L

LOCATION: The Well House
Climping Street
Climping
BN17 5RQ

PROPOSAL: Listed building consent for alterations to existing annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to perform alterations to the existing annexe.
SITE AREA	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Property fronts the highway. It is bordered on the Northern roadside by a 1.8m high wall.
SITE CHARACTERISTICS	The main listed building is a two storeyed 18C, red brick detached house. It has sash windows with the glazing bars intact. It fronts directly on to the street, and reflects the established local character of the lane.
CHARACTER OF LOCALITY	The area is of a mixed character.

RELEVANT SITE HISTORY

CM/10/19/HH Alterations to existing annexe.

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Natural England

Historic England

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.

This application relates to Listed building consent for alterations to an existing annexe building.

The main listed building is a two storeyed 18C, red brick detached house. It has sash windows with the glazing bars intact. It fronts directly on to the street, and reflects the established local character of the lane.

The proposal relates to a detached building with a pitched roof, brick elevations and a half hipped tiled roof. The building is located to the south west of the main dwelling. A single storey stable block extends to the rear of the garage (which is to be retained).

I note that the application is a revision to a previously approved, and part implemented scheme. As part of that approval, it would appear that the impacts of the works were considered to be acceptable. This application is merely concerned with alterations to this approved design.

The external elevation of the proposed development seems to better reflect the character of the garage building. In fact the treatment of the garage door opening enables a large area of glazing to be provided whilst retaining references to the previous large opening, whilst screening it from view.

I also note that the current proposal is to reduce the number of rooflights to one. Such a concept is acceptable as it reduces the number of openings in the roof, allowing a more traditional appearance to be retained.

Further, the proposed internal alterations are such that they reduce the number of new walls which would have impacted upon the open character of the space. The proposal to retain the open character of the space can therefore be supported.

Whilst supportive of this application, it might be helpful to condition details of the materials and joinery, and ensure that the rooflight is of a conservation design.

The application is considered to not cause harm to the significance of the heritage asset or its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The Condition suggested is not considered necessary as the changes are

limited/minor and the result is for fewer not more windows.

POLICY CONTEXT

Designation applicable to site:
Outside of built up area boundary
Grade II Listed Building

DEVELOPMENT PLAN POLICES

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

HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice 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.

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

PRINCIPLE

The key policy is deemed to be HER DM1 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in

accordance with the relevant policies in the Development Plan, and therefore should be approved.

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

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 development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Existing and Proposed Location Plan- 10152-DPA-01 - Feb 2019
- Block Plan - 10152-DPA-02 - Feb 2019
- Floor Plans - 10152-DPA-03 - Feb 2019
- Elevations - 10152-DPA-04 - Feb 2019

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.