

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

REF NO: CM/19/18/L

LOCATION: The Dairy
Brookpit Lane
Climping
BN17 5QU

PROPOSAL: Listed building consent for replacement skylight & re-roofing

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	Site occupied by dwelling of single storey appearance with bedrooms in roof and roof lights. Brick and partially timber framed. Existing double entrance doors. Doors and windows wood and stained/varnished appearance. Roof lights are 'conservation' type ones. List Description as follows: Barn at Kents Farm to south east of the farmhouse and to the south of Nos 1 and 2 Brookpits Manor Cottage Restored long timber-framed barn with red brick infilling. Tiled roof. Windows with wooden mullions. Half-hipped gable at north end of west front.

RELEVANT SITE HISTORY

CM/30/17/L	Listed building consent for new front doors and entrance alterations, together with internal alterations.	ApproveConditionally 09-04-18
CM/22/90/L	Application for Listed Building consent for sub-division of new barn conversion to provide one additional residential dwelling.	ApproveConditionally 24-10-90
CM/1/87/L	Application for Listed Building Consent for restoration and conversion of existing barn and dairy to 2 no three bedroom houses (one with attached granny annexe)	ApproveConditionally 05-03-87

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

Clymping Parish Council has no objection to this application SUBJECT to the Arun Conservation Officer having no objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Conservation officer raises no objection.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer

The application only appears to relate to the existing flat roof and skylight. These comments only relate to these two areas of the building.

The removal and replacement of the existing felt material/deck and skylight do not appear to affect any structure of heritage importance. As a consequence, such a proposal is supported. The replacement materials will, on balance, reflect the character of the building, and have been used elsewhere.

It is assumed that the replacement skylight will be of a similar colour as existing? This may need to be confirmed.

On balance, it is considered that this application is in accordance with policies HER SP1: The Historic Environment and HER DM1: Listed Buildings, of the adopted Arun Local Plan (2011-31).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Policies HER SP1 and HER DM1 are now part of the adopted Arun Local Plan 2011-2031.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Adjoins Grade II Listed Buildings

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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.

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.

Policy CPN131 'Retain buildings or structures of character' of Clymping Neighbourhood Plan is relevant to determination of this application.

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."

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.

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 Conservation Officer raises no objection to these proposals.

The proposals are not considered to be harmful to the Heritage Asset and as such are considered to be acceptable.

It is therefore considered that the proposals are in accordance with Local Plan and the Made Neighbourhood Plan policy

It is recommended that the application is approved, subject to the following conditions.

HUMAN RIGHTS ACT

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 171128/05, 2 x unnumbered A4 plans showing skylight details.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 of the Arun Local Plan 2011-2031.