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

REF NO: CM/30/17/L

LOCATION: The Dairy
Brookpit Lane
Climping
BN17 5QU

PROPOSAL: Listed building consent for new front doors and entrance alterations, together with internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application has been revised following the original comments of the Councils Conservation Officer. It is proposed to carry out internal works and to add new porch doors. The internal works relate to minor bathroom alterations to form a cloakroom, enlarging a sitting room by incorporating a bedroom into it. An existing opening in a hallway wall would be narrowed and a door inserted. The new entrance doors would be a slightly set back glazed door with sidelights with a pair of outer timber boarded doors in front. The application has retained the items relating to removal of modern stud work internally etc. A new roof above the entrance (porch) has been deleted.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mixed boundary of fencing and hedging. Site is well screened from surrounding area and views into site are minimal.
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.
CHARACTER OF LOCALITY	Rural area, sporadic development. Nearby buildings

residential, some are also Listed Buildings.

RELEVANT SITE HISTORY

CM/29/17/HH	New front door & porch roof over.	
CM/9/95	Change of pitch of roof to form studio over garage (Amendment to CM/11/94)	ApproveConditionally 20-06-95
CM/11/94	Change of roof pitch to form studio over stable block	ApproveConditionally 13-07-94
CM/3/93	Sectional timber garden shed, new store to stable block and provision of dormer windows to south elevation in lieu of roof lights	Approve 07-04-93

Noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

Climping Parish Council - No objection subject to no objection from Conservation Officer.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Conservation Officer

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

The Conservation Officer raises no objections to the revised proposal, subject to conditions.

COMMENTS ON CONSULTATION RESPONSES:

The applicant has confirmed that there are no proposals to carry out works beyond that is proposed in the submitted revised drawings. The Conservation Officer had queried the extent of the works which might be proposed following her site visit.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area
Grade II Listed Building
Adjoins Grade II Listed Buildings

DEVELOPMENT PLAN POLICES

Publication Version of the Local Plan (October 2014):

HER DM1 Listed Buildings

HER SP1 The Historic Environment

Clymping Neighbourhood Plan 2015 Policy CPN11 Quality of Design

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 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Main Modifications to the Arun Local Plan (2011-2031) were published for Public Consultation purposes over a six week period from Friday 12 January 2018 until 5pm on Friday 23 February 2018 and the consultation period is now over. The emerging Arun Local Plan is therefore at a very advanced stage and carries weight.

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. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

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.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

There are no specific Listed Buildings policies in the CNP.

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

These proposals have been revised from their original form and the Conservation Officer now raises no objection.

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 the guidance within the National Planning Policy Framework and the content of the policies within the emerging Local Plan and the Made Neighbourhood Plan.

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

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 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 drawings:

Drawing Number 171128/01 - Existing Plans & Elevations - Dated July 2017
Drawing Number 171128/03 Rev B - Site Plans - Dated June 2017
Drawing Number 171128/02 Rev A - Proposed Plans & Elevations - Dated August 2017

Reason: For the avoidance of doubt and in the interests of the Listed Building and its appearance and internal character in accordance with the National Planning Policy Framework and Policies HER DM1 and HER SP1 in the Emerging Arun District Local Plan 2011-2031.

3 No development shall take place unless and until a schedule of materials and also details of joinery design and finishes (and if requested, samples) to be used for internal and external works hereby permitted has been submitted to and approved by the Local Planning Authority and the materials and finishes so approved shall be used in the carrying out and completion of the works.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building and its appearance and internal character in accordance with the National Planning Policy Framework and Policies HER DM1 and HER SP1 in the Emerging Arun District Local Plan 2011-2031.