

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

REF NO: CM/31/18/L

LOCATION: The Dairy
Brookpit Lane
Climping
BN17 5QU

PROPOSAL: Application for Listed Building Consent for insertion of 1no. internal window (Part retrospective).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal relates to the provision of an internal timber window in the drawing room.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	Hedging/fencing
SITE CHARACTERISTICS	2 storey detached dwelling with plain tiled and thatched roof and flint and brick elevations. The window frame has already been installed. It is approx. 0.5m deep and 1m wide.
CHARACTER OF LOCALITY	Predominantly rural.

RELEVANT SITE HISTORY

CM/19/18/L	Listed building consent for replacement skylight & re-roofing	ApproveConditionally 13-08-18
CM/30/17/L	Listed building consent for new front doors and entrance alterations, together with internal alterations.	ApproveConditionally 09-04-18

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The proposal is to introduce an internal window into the property. It is evident from the information supplied that a significant amount of work has historically been undertaken to the property.

Reference is made to the fact that the window would provide light for the hallway and sitting room. The window is small in terms of scale and appears to affect modern fabric. It would be helpful to know how the window will be treated i.e. painted or stained? On that basis the proposal will have a neutral impact upon the character and, in this instance, is capable of support.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Clymping Neighbourhood Plan 2015 Policy CPN13](#) Retain buildings or structures of character

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

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

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

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.

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).

Policy 13 in the Climping Neighbourhood Plan relevant to consideration 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 proposals relate to the insertion of a vision panel between the Hall and the Sitting Room in a modern lightweight block wall.

The intention is to restore and enhance the existing elevation. Over a period of time the existing bays have been damaged and degraded to the extent that their replacement is warranted. The new replacements will protect the fabric of the building from further and inevitable degradation and ensure its longevity for the benefit of future use and maintenance. The appearance of the windows would not be altered and the proposal would have no adverse impact on the integrity of the listed building and would be acceptable in terms of the impact on the character of the listed building. It would therefore accord with policy HER DM1 of the Arun Local Plan. and the NPPF.

It is recommended that consent is granted subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans 171128/05 revA

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.

- 2 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF .