

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

REF NO: CM/50/19/L

LOCATION: The Black Horse Public House
Climping Street
Climping
BN17 5RL

PROPOSAL: Listed building consent for a single storey extensions to east/south elevation, first floor extension to north elevation, new garden building & change in materials in carpark.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks listed building consent for a single storey extensions to east/south elevation, first floor extension to north elevation, new garden building & change in materials in carpark.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The elevation facing the street scene (Western elevation) is bordered by a small, 1m wall. The Northern and Eastern elevations are bordered by a mixture of hedging, and fencing. The Southern elevation is reasonably open plan.
SITE CHARACTERISTICS	The Black Horse Public House is a C.18 two storey detached building. It is faced with flints, now painted with a tiled roof. Windows are casement in style.
CHARACTER OF LOCALITY	The host building is located within the attractive street setting of Climping which winds its way down to the attractive beach. The lane itself is rural in character with a limited number of cottages and other houses. The lane contains a significant number of trees and other vegetation.

RELEVANT SITE HISTORY

CM/16/85	Extension To Existing Saloon Bar Additional Dry Store Wash Up Area Cold Room & Bottle Store	ApproveConditionally 02-09-85
CM/4/77	Proposed Car Park In Rear Garden	ApproveConditionally 11-05-77

CM/17/85/L	Extension To Existing Saloon Bar Application For Lbc For Additional Dry Store Wash Up Area Cold Room & Bottle Store	ApproveConditionally 02-09-85
CM/1/77	General Modernisation Of Property To Include New Toilets And Kitchen Extension	ApproveConditionally 16-03-77
CM/49/19/PL	Single storey extensions to east/south elevation, first floor extension to north elevation, new garden building & change in materials in carpark. This application affects the setting of a listed building.	
CM/36/14/PD	Prior notification under Class IA part (b) for building operations in connection with previous prior notification for change of use under CM/27/14/PD	No Objection 19-12-14
CM/27/14/PD	Prior notification under Class IA for change of use from Retail (A1) to dwellinghouse (C3)	No Objection 29-09-14
CM/8/03/L	Application for Listed Building Consent for a single storey extension (18.32 sq. metre gross area) to allow for new sanitary accommodation including unisex special needs provision. Conversion of existing female toilet to additional bar area. General refurbishment of remaining bar areas including changing 2No windows on east elevation to french doors	ApproveConditionally 30-04-03
CM/9/03/	Single storey extension (18.32 sq. metres gross area) to provide improved sanitary accommodation to existing public house. Changing 2no.windows to french doors	ApproveConditionally 30-04-03
CM/22/99/	Extension and change of use of public house store to craft shop.	ApproveConditionally 02-12-99
CM/11/99/	Extension & change of use of public house store to craft shop	Refused 25-06-99

CM/34/98/

Application for change of use from public house store to craft workshop

Inc Docs Ret'nd
12-04-99

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

Engineering Services Manager

Engineers (Drainage)

Southern Water Planning

Ecology Advisor

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

The Black Horse PH is a C.18 two storey detached building. It is faced with flints, now painted with a tiled roof. Windows are casement in style.

It is located within the attractive street setting of Climping which winds its way down to the attractive beach. The lane itself is rural in character with a limited number of cottages and other houses. The lane contains a significant number of trees and other vegetation.

There are a number of listed buildings in the lane, but none of them are in close proximity to the application site.

An extensive Heritage Statement has been provided which assists with the assessment of the proposals. On the basis of the complex information provided in both statement and plan form, I provide the following comments.

- Proposal

The proposal involves retaining the building in its existing use; that of a public house. Such an approach is acceptable as it accords with the NPPF/PPG in that the most optimum viable use is to be retained for

the asset.

Having reviewed all of the information provided, it would appear that the following works can be identified:

- Various works to the interior
- Demolition of an extension
- Construction of two new extensions and works to the roof
- Works to the grounds/landscaping

Each shall be discussed in turn.

- Various works to the interior

These works are largely associated with the more recent works which have been undertaken to the building during the 20th Century. As indicated by the Heritage statement, a significant amount of repair and upgrade took place during this time period which has removed a significant amount of older fabric.

With regard to the first floor, the concept of blocking or repositioning of doorways to the rooms off the rear corridor is acceptable, subject to the retention of the existing doors and their re-use if they are of a traditional design/construction.

The removal of the en-suite WCs to two of the lettable rooms is supported as they sit in inappropriate locations. The proposed location of the replacement facilities, whilst sub-dividing a room into two, will utilise a space without a chimney piece and allow for a more suitable floor plan. Any joinery/skirting etc should match the existing.

Other alterations to the floor plans will not cause significant harm and will have a generally positive impact upon the layout and character of this part of the interior.

It is therefore considered that the proposed alterations to the floor plan etc will ensure that the existing use can be sustained, and the significance of the building not harmed.

- Demolition of an extension

As part of the proposal, it is recommended that a modern extension is demolished. This will provide for an improved side access and southern elevation more generally. Further, as this extension is of modern construction it will not result in the loss of any historic fabric. In fact, its loss might help this elevation to be better revealed and appreciated.

As a consequence, it is considered that this element of the proposal will not cause harm.

- Construction of two new extensions and works to the roof

Two new extensions are proposed; one at first floor level to the eastern elevation and one at ground floor level to the eastern elevation.

The first-floor extension will reflect the character of the existing, host dwelling in terms of appearance and scale. Whereas the proposed ground floor is larger and designed to be an attractive dining space. Whilst it is large in scale, it is considered that on balance, it will not harm the significance of the heritage asset. This is on the basis that good quality materials are used. I note that boarding is to be used on the southern elevation, and its treatment should be confirmed.

The removal of the modern section of roof to the rear elevation, and its replacement with a balcony will only affect modern fabric which was constructed during the 20 century, and of no significance.

This element of the proposal will open up the older rear elevation to public view, thereby increasing legibility and enabling this elevation to be better revealed. Such a proposal is therefore considered to be acceptable.

However, this is subject to details of the balcony, and the materials to be used.

- Works to the grounds/landscaping

At present the car park is located to the rear of the building and is covered with a poor-quality tarmac surface. There is also a decked area which has previously used as an external seating area. Such poor landscaping does not enhance the listed building.

I note from the proposal that the intention is to replace this tarmac area with permeable, self-binding gravel. Such a material is considered to be much more appropriate for the building, and the location.

- Other

It is noted that double glazing is proposed. This should be of heritage standard, that is to say the thinner glazing in order to ensure that it better suits the character of the building.

It is not clear what all of the joinery on the new ground floor extension will look like, please can this be conformed?

Also, any change in exterior colours should also be provided to the LPA.

- Conclusion

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.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), taking in to account sections 16 and 66, where relevant.

The Council's Drainage Engineer -

The application site is within the Lidsey Catchment, therefore, surface water drainage should be carefully controlled.

The Engineer recommends a condition, relating to pre-commencement submission of surface water design.

Environment Officer -

The lighting scheme should be sensitivity designed in order to reduce unnecessary light spill. It is also required that a bat brick is incorporated into the South/South-Westerly wall.

It is also requested that a bird box be installed on the extension/ and or tree within the garden.

Southern Water -

Southern Water require that a formal application for any new connection to the foul and surface water sewer to be made by the applicant or developer. The relevant informative will be added.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Conditions relating to planning matters, as opposed to specifically relating to the Listed Building will be applied to the sister application CM/49/19/PL.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary
Grade II Listed Building
Area of Special Control - Adverts

DEVELOPMENT PLAN POLICIES

[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 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.

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).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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 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, 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 plans:

- Proposed Site/Block Plan - 600 -103 - Rev. E - Apr 2019
- Proposed Ground Floor Plan - 600 - 110 - Rev. D - Apr 2019
- Proposed First Floor Plan - 600 - 111 - Rev. D - Apr 2019
- Proposed Eastern Elevation - 600 - 123 - Rev. D - Jun 2019

- Proposed Southern Elevation - 600 - 122 - Rev. B - Jun 2019
- Proposed North Elevation - 600 - 121 - Rev. C - Jun 2019
- Proposed Roof Plan - 600 - 113 - Aug 2019
- Proposed Garden Outbuilding Plan - 600 - 799 - Aug 2019
- Joinery Details - Dining Room Screen - Centre - 600 - 604 - Aug 2019
- Joinery Details - Proposed New Windows - 600 - 603 - Aug 2019
- Joinery Details - Exterior Door Plan - 600 - 602 - Aug 2019
- Joinery Details - Interior Door Plan - 600 - 601 - Aug 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.

- 3 The materials and finishes of the internal joinery(doors and windows)/skirting of the development hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies HER DM1 of the Arun Local Plan.

- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the:

- First floor balcony (including details of the railing)
- Timber Boarding (including treatment)
- Proposed external doors and windows

of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the proposed development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and HER DM1 of the Arun Local Plan.