

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

REF NO: CM/51/20/L

LOCATION: Kents Farm House
Brookpit Lane
Climping
BN17 5QU

PROPOSAL: Listed building consent for minor changes and reinstatement of missing features including: Reinstatement a pair of four casement, flat roofed dormer windows, full internal overhaul and re-roofing this part of the property to a good standard, reinstatement of staircase in place of an access trap and a roof ladder, removing and reforming the ground floor garden extension, open up an existing archway between the sitting room and the new sun-room, creation of a Kitchen/Breakfast/Dining Room through the part removal of internal walls, fit out four bathrooms; three at first floor level, one at second, plus cloakroom and kitchen at ground floor level, open up one corner of the basement room and create a 2m x 3m light well to illuminate that section of the room with south light & fitting a bathroom below the staircase. In Out buildings: use garage building as a one bedroom guest house/rental unit and install a front door, substitute the garage doors with a pair of deep windows and install a gallery/stair over bedroom and form a bathroom. Also modernise fruit store building to provide a remote study/snug for the main house with its own toilet and kitchenette as ancillary accommodation & remove a small end window and substitute it with a pair of patio doors accessing a south facing terrace.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposals for the main house comprise:

- 1) Roof area of main dwelling - Reinstatement the pair of four casement, flat roofed, dormer windows to the rear of the Georgian building at second floor as a replica of what has previously been removed. This work includes a full overhaul internally and re-roofing to bring this part of the property to a good standard and avoid the current leakages of both water and heat including repair and re-tiling of the south end gable where severe damage has occurred
- 2) Access to the 17th Century Second Floor Rooms - There is no staircase to two established bedrooms in the roof of the original building. This feature was removed in favour of an access trap and a roof ladder. The proposed stair is to comply with current Building Regulations for means of escape, but will be positioned to avoid damage the main structure.
- 3) Garden/Sun Room - The proposal is to substitute existing pillars and posts with steel beams on a new outside support, but at the same time pushing out the glazed screen to provide more usable space. This would be linked to the Georgian

sitting room by opening up an existing archway.

4) Kitchen/Breakfast/Dining Room - are all separate areas in the family end of the house, centred around the kitchen. This room has already had modern brickwork additions, but the proposal would provide a better internal link to the dining room and create a breakfast room midway. 2 oak posts are proposed to substitute for the modern brick piers.

5) Central Bathroom Zone - is located in the modern wing of the house at first floor level. The proposal is to fit out four bathrooms; three at first floor level, one at second, plus cloakroom and kitchen at ground floor level to provide an en suite guest bathroom to bedroom 2.

6) Basement/Cellar - is under used and damp. The proposal is to open up one corner of the room and create a 2m x 3m light well.

7) Stitch back a structural crack to the west gable of the 17th Century section adjacent to a flue stack.

8) Re-open blocked doorway next to the proposed second kitchen in the wing.

9) Open up wall to main bedroom currently housing the cylinder and improve access to the master bedroom and link a dressing room with a new, master bathroom using one of the bedrooms.

10) Within master bedroom, remove the modern shower room and open up ceiling to reveal period roof space.

11) Move oil fired boiler and water storage from house into the adjacent linked building.

12) Overhaul and upgrade all the heating and plumbing installation plus rewire the house.

Works to 2 of the outbuildings include upgrading and modernisation for supplementary ancillary use to the main property and comprise: -

1) The 2 storey garage building west of the courtyard gates is proposed to be altered to a one bedroom guest unit. The external change is to install a front door and substitute the garage doors with a pair of deep windows.

2) The single storey Fruit Store Building is to be modernised to provide a remote study/snug for the main house with its own toilet and kitchenette as ancillary accommodation. The only external change is to substitute a small end window with a pair of patio doors accessing a south facing terrace.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Boundaries are a mixture of flint walls, brick walls, hedging and fencing. None are affected by the works

SITE CHARACTERISTICS

Period farmhouse largely Georgian in character. The dwelling is substantial and comprises both older and newer portions. The formal entrance to the original building is off a side access road with its own parking forecourt and footpath directly to the

front door. This access is less used in favour of the stable courtyard vehicle approach which takes the occupants to the kitchen entrance. All the main garden areas plus swimming pool are south of the house.

Externally there are various separate and linked buildings to the main body of the house. Double gates from Brookpit Lane open onto a courtyard surrounded by a range of brick and flint outbuildings including two double garages

CHARACTER OF LOCALITY

The area is rural in character with a few neighbouring properties with one residential property on the opposite side of the road and a group of five to the south-east. Residential properties adjoin the site to the south and on the opposite side of Brookpit and Crookthorne Lane

RELEVANT SITE HISTORY

CM/43/14/L	Application for Listed Building Consent for removal of collapsed dormer windows. Roof restored to original shape & beams/rafters replaced & supported (retention of previously carried out works)	ApproveConditionally 25-03-15
------------	---	----------------------------------

REPRESENTATIONS

Climping Parish Council - No Objection

On the basis that changes made to outbuildings are for ancillary use only and that the Conservation Officer has no objection

COMMENTS ON REPRESENTATIONS RECEIVED:

The use is conditioned within the planning application to be ancillary and the Conservation Officer has no objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

Main House - The reinstatement of a pair of four casement, flat roofed dormer windows to the rear of the Georgian building at second floor as a complete replica of what was unfortunately removed. The applicant has provided some evidence as to what the dormers previously looked like, which is of great help. It is noted that this work includes a full overhaul internally and re-roofing to bring this part of the property to a good standard. Any works should ensure that the appearance of the roof is not altered and that as much of the historic fabric should be retained.

Install a staircase to two established bedrooms in the roof of the original C.17 building. This is a positive proposal as it will re-introduce a feature which was removed in favour of an access trap and a roof

ladder. Details of the staircase, including details of the handrail, balusters etc will be required so as to ensure it reflects the age/character of the part of the building it is to be located in.

Replacement Garden/Sun-Room - this element of the proposal will only affect modern fabric and create a space that is much more practical to use and appropriate for the building. Details of the materials and doors/glazing will be required.

The creation of a Kitchen/Breakfast/Dining Room - this will require certain walls to be removed to create a larger, more open space. This is considered to be acceptable as it will still remain a clear indication of the former divisions it will also deal with some of the more modern interventions in the spaces and introduce some building materials more appropriate for the building.

Creation of a 'Central Bathroom Zone' - it is noted that a number of new bathrooms are to be provided in one central location - such an approach is logical, as long as the infrastructure required to service them does not affect the building and utilises existing pie runs etc.

Re-use the Basement/Cellar as a multi-purpose space with bathroom and light well. This approach is acceptable, subject to details of the new joinery, any tanking system (if required) and the light well (how the walls will be treated, and if any safety features are required at ground floor level).

Re-open blocked doorway next to the proposed second kitchen in the wing. This seems to be acceptable, subject to details of the new door and its treatment/glazing.

Alterations to the master bedroom such as remove the modern shower room and open up ceiling to period roof space over to show off the original structure. These will directly impact up on the space and the fabric, but if carefully undertaken, will have a positive impact that can be supported.

Move the oil fired boiler and water storage out of the house to be next to the oil tank in adjacent linked building. Details of any vents and their locations will be required so that we can ensure that they are in a suitable location.

Works of Repair

It is also noted that the intention is to repair and re-tile south end gable of the Georgian house where severe damage has occurred and to stitch back a structural crack to the west gable of the 17th Century section adjacent to a major flue stack. It would be helpful to better understand what works of repair will be undertaken

Outbuildings

I note that the intention is to alter the outbuildings so that one becomes a guest house/rental unit, and the other becomes a remote study/snug for the main house with its own toilet and kitchenette as ancillary accommodation.

The scale of change/alterations are such that they will not affect their significance or detract from the main listed building. They will also be able to be maintained and kept in an appropriate use. The success of this element will depend upon the careful use of materials, colours and joinery. Details of which will be required by way of condition.

Conclusion

Having taken the opportunity to review the plans and information submitted, it is considered that the proposals will have not harm the significance of the building and ensure that those features that have previously been removed are sensitively reinstated. This is subject to appropriate conditions being

applied to any approvals (see below).

Therefore, the proposals are considered to not cause harm to the significance of the heritage asset. 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).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

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 relevant policies of Climping Neighbourhood Plan have been considered.

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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The external changes included within this application relate to the installation of windows and works of repair, including re-roofing. Removing and reforming the ground floor garden extension, but with a lead roof and lantern behind a parapet with removal of all recent new brick columns and replacement with a wider steel framework. Dormer windows in the roof will be reinstated as an exact copy of the original windows constructed in oak and with a lead flat roof over. Most of the works are internal to optimise the floor space to the property. Precise details of the materials to be used for the conversion

and repair will be controlled by condition. It is clear from the proposed materials that the changes will reflect what currently exists as the architecture in terms of windows and doors will exactly copy the materials employed on the original construction e.g. stock bricks, hand-made clay tiles, timber windows and doors, single glazing and lead flat roofs.

Policy HER DM1 sets out criteria which proposals which affect Listed Buildings must meet in order to be acceptable. These include preservation or enhancement of the building and its setting. Policy HER SP1 states that planning permission will be granted for development that conserves or enhances the historic environment.

National Planning Policy Framework (NPPF) paragraph 193 states that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) stresses that when considering whether to grant permission for development which affects a Listed building or its setting the Local Planning Authority should 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 application includes a heritage statement in accordance with Paragraph 189 of the NPPF which requires applicants to describe the significance of any heritage assets affected. The level of detail should be proportionate to the asset's importance. Paragraph 190 states that Local Planning Authority's are required to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account any necessary expertise. The comments of the Conservation officer have been sought. There is no conflict between the heritage asset's conservation and any aspect of the proposal as set out below.

Given that the external changes to the building are the same style as existing fenestration details they would result in less than substantial harm to the Listed Building. This harm when weighed against public benefits is acceptable. The proposals to create 2 ancillary units of accommodation and upgrade the accommodation within the main dwelling secures its optimum viable use in accordance with para 196 of the NPPF

Therefore the proposed development would satisfy the requirements of NPPF, Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and policy HER DM1 of the Arun Local Plan. The proposal will sustain and enhance the heritage asset and retain a viable use consistent with its conservation and maintenance in the long term. It does preserve important elements of the building which is supported.

The proposals are generally minor in nature. The most significant changes are the extension to the garden/sun room and the two dormers being reinstated. Otherwise the house and outbuildings involve minor changes in order for the building to operate in a logical and practical manner. The proposed alterations are considered to retain the character and integrity of the listed building.

The proposal does not therefore adversely impact on the conservation of the heritage asset or its setting or result in harm and therefore accords with policies HER DM1 and HER SP1 of Arun Local Plan and the NPPF.

The proposal is therefore recommended for approval 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

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extension and alterations have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension and alterations.

In addition to new materials the details shall include the following:

- Details of any new or replacement windows and doors including the material, decorative/protective finish, glazing, cross section of frame, glazing bars, etc
- Details of any vents and their locations for the boiler and any other systems required for ventilating the bathrooms
- Further information regarding the works of repair identified above

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of Arun Local Plan.

- 2 Prior to installation of the staircases details of the handrail and balusters shall be submitted and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the changes to the Listed Building in detail by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of Arun Local Plan.

- 3 ·Prior to installation of any tanking system (if required) in the basement and information

regarding how the walls of the light well will be treated, and if any safety features are required at ground floor level (such as railings).shall be submitted and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the changes to the Listed Building in detail by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of Arun Local Plan