Recommendation Report for Listed Building Consent for Alterations, Extension or Demolitior

REF NO: **EP/129/11/L**

LOCATION: Walnut Tree Cottage
The Street
East Preston

PROPOSAL: Application for Listed Building Consent for amendments to previous approval ref EP/67/11/L. In relation to treatment of existing retained walls.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Various fencing and painted rendered walls enclose the site from 1.6-1.8m in height.
SITE CHARACTERISTICS	The dwelling forms a separate 2 storey dwelling to the side and rear of the prominent Preston Hall which is a Grade II Listed Building under which the application forms a part of. The dwelling is finished in painted render, with a slate tiled roof, parapets noted to some sections of the building. Single storey flat section to west side of dwelling constructed from various materials including, hanging slate tiles, red brick and felt.
CHARACTER OF LOCALITY	Adjoins Preston Hall with shared access to various other properties surrounding the host building. Mix of residential properties surrounding the site.

RELEVANT SITE HISTORY

EP/67/11/L	Listed building consent for alterations to existing adjoining outbuilding to create a habitable space which will form a new kitchen and porch to the existing property. The proposal includes replacement of existing substandard timber frame wall and replacement of existing flat roof with new perimeter pitched roof with flat roof behind.	ApproveConditionally 16-08-2011

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Built-up area boundary
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan 2003:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

LISTED
The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

LISTED
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

This application seeks Listed Building Consent for the construction of a brick wall to replace the timber frame stud wall within the converted outbuilding. Also proposed is a window which is of a reduced size to that approved within the south elevation.

The proposed works will ensure that an internal feature of the listed building is maintained and therefore its historic integrity would not be harmed, whilst also ensuring that the converted store provides habitable living accommodation.

The proposed window would be of a similar design to that previously approved, albeit of a reduced scale. As such its design and scale is considered to be appropriate upon this elevation of the building.

It is therefore recommended that listed building consent be granted subject to the following conditions.

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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning for the historic environment'.

3 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 policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning for the historic environment'.

4 The reconstruction/making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning for the historic environment'.

6 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management

Procedure Order 2010

SUMMARY
This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity or the character of the area or the integrity of the listed wall and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, DEV19

SOUTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.