

LISTED BUILDING CONSENT REPORT**REF NO:** EP/37/11/L**LOCATION:** Manor Road Garage
Manor Road
East Preston**PROPOSAL:** Application for Listed Building Consent for partial demolition of building, conversion and new build to provide 8 No. 2 bedroom dwellings together with associated parking - amendment to EP/5/11/L alteration to windows on front elevation**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed relates to amended window design on the south elevation at ground floor. The windows would be Crittal metal windows.
SITE AREA	0.11 hectares
RESIDENTIAL DEVELOPMENT DENSITY	73 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None worthy of a TPO
BOUNDARY TREATMENT	Site is enclosed by temporary contractor's boarding.
SITE CHARACTERISTICS	Former petrol filling station and motor garage. The four forecourt petrol pumps are of late 1940's or early 1950's date. The petrol pumps are on a slightly raised island. Building works are underway.
CHARACTER OF LOCALITY	Manor Road is predominantly 2 storey some 1 1/2 storey. Semi-detached 2 storey opposite and on other side of Nursery Close. 2 storey adjoining Nursery Close to side and rear. Bungalows start towards rear of site some chalet style detached. Adjacent to site recent Planning Permission for 21 dwellings together with Local Areas of Play (LAPs) (EP/95/08) to which this proposal would be linked.

RELEVANT SITE HISTORY

EP/88/09/L	Application for Listed Building Consent for partial dismantling of building, conversion and new build to provide 8 no. 2 bedroom dwellings together with associated parking.	Approve Cond 17-08-2009
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EP/4/11/NMA	Application for a non-material amendment following a grant of planning permission EP/87/09.	Approve 18-02-2011
EP/5/11/L	Application for Listed Building Consent for partial demolition of building, conversion and new build to provide 8 No. 2 bedroom dwellings together with associated parking.	Approve Cond 10-03-2011

REPRESENTATIONS

Representations received:

East Preston Parish Council

East Preston Parish Council - No objection : Would like windows identified in the application as GW4 and GW5 to have full width crossbars as per the 1960's photograph sent to the planning officer.

Comments on Representations received:

The alterations requested do not form part of the considerations of this application. This application for Listed Building Consent amends the consents granted under EP/5/11/L and EP/88/09/L and refers to windows GW1, GW3 and GW6. The applicants already have consent to retain the same style window opening as existing and it would not be reasonable to insist that the plans are amended at this stage to alter windows GW4 and GW5 when the design as per the existing can be installed in accordance with the previous approvals at any time.

CONSULTATIONS

The Ancient Monuments Society
Council for British Archeology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society
English Heritage
E.Preston & Kingston Pres.Soc
Southern Water Planning
West Sussex - Listed Building

Consultations responses received:

SOUTHERN WATER:

No objection - Condition suggested.

HISTORIC BUILDINGS ADVISER:

The final solution to the main elevation is well executed. The curved glass will be successful. The detailing and dimensions of the glazing is appropriate to a 1930s facade.

Comments on Consultation responses:

Southern Water's comments relate to matters that would be covered by a planning application. Planning permission has previously been granted for the development. This application only relates to Listed Building Consent and Southern Water's comments are not relevant to the impact of the change in window detail.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building

Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

The property is very unique being a circa 1930's former petrol filling station and garage. It was Listed because of its uniqueness in 2007.

Both the site and the buildings had not been maintained for some years and had fallen into disrepair. Indeed, as outlined within the submitted Heritage Statement, the initial structural survey was produced in December 2007, but internal access to parts of the building was restricted by used cars and machinery. Once these were cleared, a second structural survey report was produced in January 2009 and this report confirms that following such a long period of disuse, most parts of the building are now in an advanced state of decay.

Given the building's declining structural condition and its Listed status, there was an urgent need to find a suitable and viable new use that would safeguard its future upkeep and maintenance.

The previous approval granted consent for a very thoughtful conversion with the applicants undergoing a great deal of research of the site with English Heritage, Environmental Health and

the Planning Department. The conversion results in 8 no. two bedroom dwellings comprising 3 no. two storey maisonettes and 5 no. flats. The existing 4 no. petrol pumps to the front of the site will be retained and refurbished.

This proposal amends this approval by altering the south elevation window to incorporate Crittal metal windows. The openings in windows GW3 and GW6 have been amended in accordance with standard Crittal details. The windows in opening GW1 have been amended to allow for the steel parts required to support the existing reinforced concrete structure over, and the width has been adjusted to allow for repairs to the right-hand side of the opening. The amendments sought would have no adverse effect on the character or appearance of the Listed Building. Indeed they would closely reflect the original windows on the front elevation.

It is therefore recommended that the application is approved 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 policies GEN7 and DEV10 of the Arun District Local Plan.

- 3 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 PPS5.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character, nor to the Listed Building, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: BE6

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.