

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

REF NO: FG/131/15/L

LOCATION: Bramble Cottage
50 Sea Lane
Ferring

PROPOSAL: Application for Listed Building Consent to insert single glazed window to south elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The window would be slit in shape with a width of 25cm and depth of 80cm.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low flint wall approx. 50cm on site frontage and 2m high wall on side boundary to rear
SITE CHARACTERISTICS	Detached 2 storey flint dwelling with brick quoins. Thatched roof. Projecting porch supported on timber posts
CHARACTER OF LOCALITY	Predominantly residential characterised by detached dwellings of varying age and design.

RELEVANT SITE HISTORY

FG/46/14/L	Application for Listed Building Consent for strengthening of the failed roof structure, to include increase in habitable space within roof. New thatching of roof.	Approve Conditionally 19-06-2014
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REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

Historic Building Advisor - No Objection on the basis that the intervention is not considered harmful

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Class C road

Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings

HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered

alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. There are no policies in Ferring Neighbourhood Plan relating to this particular type of 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."

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 window would be single glazed and located within a painted timber frame. It would be non opening. The proposed 'arrow slit' window would be of similar proportions to the other windows in this elevation and would not be a dominant or obtrusive feature. The opening would not remove a significant section of flintwork and would not disturb chimney brickwork in the elevation. The alteration is not overly intrusive and would preserve the historic character and quality of the building

The application is therefore recommended for approval 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 The window hereby permitted shall match in colour those of the existing building.

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Reason: In the interests of the historic and architectural properties of the building in accordance with the National Planning Policy Framework.