

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** FG/174/12/L**LOCATION:** The Old Barn
Ferringham Lane
Ferring**PROPOSAL:** Application for a variation of condition no.2 following grant of Listed Building Consent FG/4/12/L - Alterations to internal layout.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is to sub-divide the existing listed barn to provide 1 residential dwelling. The main barn would be a 3 bedroom unit and the proposal seeks to move the study approved on the ground floor to the first floor.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	2 Ilex oaks within site frontage of significant visual amenity.
BOUNDARY TREATMENT	Boundary wall to footpath to rest home 1m high. Walling to Ferringham Lane. Buildings are located on site boundaries.
SITE CHARACTERISTICS	The site comprises a 2 storey cobbled flint barn with an asbestos tile roof, with red brick and grey headers forming the quoin and ventilation holes. Single storey linked flint building to south. The buildings were previously used as a carpet showroom. Conversion works have started on site.
CHARACTER OF LOCALITY	Predominantly residential comprising mixed style and age of dwellings and plot sizes. Site lies within the Ferring Conservation Area.

RELEVANT SITE HISTORY

FG/182/10/L	Application for listed building consent for removal of internal non-loadbearing partitions	Withdrawn 05-01-2011
FG/66/11/L	Application for Listed Building Consent for installation of new windows and rooflights; erection of oak framed garage; removal of existing partitions; installation of mezzanine floor; installation of sanitary fittings.	Refused 15-07-2011

FG/4/12/L	Application for listed building consent to remove a rear single storey flat roofed warehouse with the retention of the existing boundary walls. The conversion of warehouse space into a rear walled garden. The introduction of fenestration to the front & rear elevations of the old barn. Replacement of an existing door opening by a new window within the north elevation of the annexe building & remodelling of the front courtyard into outside amenities for the annexe building & communal areas, car parking & refuse enclosure	Approve Conditionally 16-05-2012
FG/121/12/L	Amendments to Listed Building Consent FG/4/12/L to remove a rear single storey flat roofed warehouse with the retention of the existing boundary walls. The conversion of warehouse space into a rear walled garden. The introduction of fenestration to the front & rear elevations of the old barn. Replacement of an existing door opening by a new window within the north elevation of the annexe building & remodelling of the front courtyard into outside amenities for the annexe building & communal areas, car parking & refuse enclosure with addition of car shelter	Withdrawn 21-11-2012

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

HISTORIC BUILDING ADVISOR:

No objection.

CONSERVATION AREA ADVISORY COMMITTEE

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Tree Preservation Order

Grade II Listed Building

Within Designated Conservation Area

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

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

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.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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

This application follows a previous approval for conversion of the existing buildings into two residential units (FG/4/12/L).

The large interior space of the main barn is retained by minimising the compartmentalisation internally. This proposal will retain more of the ground floor as an open structure which is welcomed since it will reduce the impact on the character of the barn. The number of partitions at first floor would not adversely affect the internal space within the barn, the void between bedroom 1 and the rest of the first floor accommodation is retained. No alterations to the elevations are proposed, retaining the rural character of the barn and ensuring it does not appear overly domesticated.

It is considered that the proposal respects the character and integrity of the Listed 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 development hereby approved shall be carried out in accordance with drawing no 013 revA and the following substitute plans 008 revC, 007 revC, 003 revC, 005 revC dated 28-03-2012, and substitute plans 011 revD, 006 revC, 010 revE, dated 12-04-2012 and drawing 021 revB dated 29-01-2013.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 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 the National Planning Policy Framework.

- 4 No development shall take place unless and until details of the glazing in the roof of the main barn have been submitted to and approved by the Local Planning Authority and the glazing shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with the National Planning Policy Framework.

- 5 **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 the character and integrity of the listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

SOUTH EAST PLAN: BE6

NATIONAL PLANNING POLICY FRAMEWORK

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

- 6 INFORMATIVE: This permission conveys consent for the amended internal layout only and does not purport to grant consent for any alterations to the approved roof light positions and configurations indicated on the submitted plan.