

FN/78/07/L**LISTED BUILDING CONSENT REPORT**

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent for works to windows and other internal alterations Averys House, High Street, Findon.
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to extend the windows on the side elevation and rear to put mullions in the existing dormer windows and to insert a roof light to the front elevation and to reduce the height of a rear window at first floor. The proposal is to lower the first floor levels.
SITE AREA	0.1448 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Flint walling
SITE CHARACTERISTICS	Flint house with brick dressings and tiled roof. Two-storey side extension. Cast iron rainwater gear. Rear single-storey brick extension. Tiled first floor at the rear. Conservatory to the side has been removed, leaving render by the chimney and exposed brickwork. Two-storey rear extension and single storey rear extension. Internally the plaster has been taken off the lath and plaster ceilings at ground and 1 st floor levels. The staircase has been removed, the fireplaces have been removed and the roof has been removed. All other features such as cornices and window shutters remain intact.
CHARACTER OF LOCALITY	Rural village location of residential properties of individual styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FN/44/87/L	Application for Listed Building Consent to re-roof that part of the house at present notified in decaying slate using second-hand made clay tile.	Approved Conditionally 30/11/87

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Findon Parish Council	Leaving aside the internal re-arrangements, providing original features such as window shutters/doors/frames/cornices, etc., are retained then

FN/78/07/L

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	no objection. Elevational drawings are incorrect. The extensions for the porch and conservatory have main structural exposed timbers of green oak. This may not be appropriate for the Listed Building.
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design Architect	Fireplaces in garden should be placed in the house, the ceilings must not be reduced. Corresponding windows must not be altered. The conservatory must be redesigned with a traditional junction to the width of the existing window opening. The rear extension is overbearing.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
<p>Within Area of Outstanding Natural Beauty</p> <p>Within Built-up Area Boundary</p> <p>Listed Building Grade II</p> <p>Tree Preservation Order</p> <p>Class C Road</p> <p>Permitted Development Restriction</p>

DEVELOPMENT PLAN POLICIES

<p>West Sussex Structure Plan : DEV1, CH2, CH5</p> <p>Arun District Local Plan : GEN7, AREA 9</p>

PLANNING POLICY GUIDANCE

<p>PPS 1 - Delivering Sustainable Development</p> <p>PPG 15 - Planning and the Historic Environment</p>

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the Listed Building.
--

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Noted

FN/78/07/L

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 16(2) 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 conflict with these criteria in that the proposed alterations to the windows and dropping of the floor levels are unacceptable and the elevational drawings are annotated incorrectly.

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 building has been altered without consent and is subject to enforcement.

The plans are incorrect in that elevations are wrongly annotated and do not show the conservatory, which has been removed without consent. The floor plans show annotation relating to other applications which are unacceptable.

The extending of the side and rear windows is unacceptable as it would be contrary to the historic integrity of the historic building. Also the reduction in size of one 1st floor rear elevation window is not acceptable for the same reason.

The dropping of the floor levels is unacceptable as this also loses the historic integrity of the building and in itself is dictating the request for the extended length in the above windows. The removal of the plaster in the ceiling is not acceptable and must be replaced. The removal of the internal staircase is also unacceptable in terms of loss of historic integrity.

The agent was made aware of all such matters at a site meeting the Case Officer and County Design Architect and was given two weeks to correct the plans, however, no further instruction has been received. Therefore for the reasons set out overleaf it is recommended that the application is refused.

FINDON

FN/78/07/L

Application for Listed Building Consent
for works to windows and other internal
alterations.

Avery's House
High Street
Findon

RECOMMENDATION

Refuse

- 1 On the basis of the limited and inaccurate information available the Local Planning Authority is not satisfied that the proposed development can be undertaken in a satisfactory manner without damaging the character and integrity of the listed building in conflict with policies DEV1 and CH5 of West Sussex Structure Plan and policy GEN7 of Arun District Local Plan and PPG15 - Planning and the Historic Environment.

kw

