

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: FP/129/25/HH

LOCATION: Blakes Cottage
1 Blakes Road
Felpham
PO22 7EB

PROPOSAL: Replacement of first floor masonry and thatched roof, minor masonry works including erection of a new pitched thatched roof with hips to the east and internal alterations including relocating walls and removal of two east chimney stacks. (This application may affect the character and appearance of the Felpham Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

Conservation Area Advisory Panel - No objection.

- Normally, there would be resistance to the removal of later structures/alterations to historic buildings since these are a record and evidence of their evolution. This is particularly true of 19th century and earlier alterations.

- However, in this particular case the Trust makes convincing arguments for the removal of the 19th century extension, given the very strong historical association with such an important historical individual i.e William Blake. It is unlikely that the building would have been given its grade 2* status without that historic connection.

- The Panel will welcome future works such as the removal of the 1970's extension which will be important to provide the space about the original building and materially improve its setting.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.

- The removal of the mid-19th century first floor and associated pitched roof will result in the loss of historic fabric, including masonry, joinery, chimney stacks, and a small winding staircase. This intervention represents a degree of harm to the building's layered history and material authenticity.

- Reinstating the cottage to its early 19th century form, as experienced by William Blake, using historically appropriate materials and construction techniques, would significantly enhance the legibility of its primary significance. This approach would allow the building's unique cultural and artistic associations to be more clearly understood and appreciated, while reinforcing its architectural integrity.

- Presenting the cottage in a form that evokes Blake's time would be of greater public interest than retaining its current configuration. This would enhance its overall significance and constitute a clear

heritage benefit.

- Extensive research has been undertaken, and this provides a clear and convincing justification for the changes.
- The proposal aligns with established precedents, where the homes of artists and writers have been restored to reflect the period of their most significant occupation, reinforcing the appropriateness of the approach and its potential to contribute meaningfully to public heritage interpretation.
- The harm is considered to be justified and outweighed by the heritage benefits. These benefits include enhanced public understanding of vernacular architecture, improved interpretive and educational value, correction of misconceptions about the Blakes' domestic life and clearer presentation of the most significant phase of the building's history.
- The proposals are considered to meet the requirements of the National Planning Policy Framework (NPPF), particularly in relation to paragraphs 200 and 202, which support heritage-led approaches where harm is outweighed by public benefit. Whilst some harm has been identified, it is considered to be justified and outweighed by the heritage benefits of restoring the cottage to its Blake-era form. On balance, the proposal is acceptable.

Historic England - Support

- Presentation of the form of the building to evoke Blake's time at the cottage would be of much greater public interest than maintaining the cottage in its current form. This would enhance its significance and would be a clear heritage benefit. This benefit would outweigh the harm caused by the loss of the mid-19th century elements of the cottage.
- The Trust's careful archaeological work provides a clear and convincing justification for the harm. The proposals could therefore meet the requirements of the NPPF.
- The proposal is similar to other comparative cases where artists and writers' homes have been presented to the public as at the time the artist lived there.
- Reconstruction works should be as authentic as possible through the use of appropriate traditional materials and methods.
- The proposed external north wall to the reconstructed eastern single storey element would need to be entirely rebuilt along with new foundations, as currently this is an internal wall. There is a lack of detail about the appearance and method of construction of the wall and its foundations, and this should be controlled by condition.
- Historic England supports the applications on heritage grounds. Conditions are recommended for the submission and approval of further details for the appearance, methods and materials for the reconstruction of north wall and its foundations of the proposed eastern single storey element, sample panels for any flint work wall reconstruction and samples of the proposed new windows. Historic England wish to be consulted on the discharge of these conditions.
- An informative should be added to any decision notice that highlights a further Listed Building Consent application will be required for the internal works.

Comments noted. Conditions have been attached to this consent as requested by Historic England. There are no windows being replaced as part of the current application, and so this condition has not been attached.

POLICY CONTEXT

Designation applicable to site:
Grade II* Listed Building
Felpham Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

REPORT_1011(ODB)

HERSP1	HER SP1 The Historic Environment
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached two storey cottage which dates from the mid 18th century, with later 19th and 20th century alterations. The application seeks to remove a first floor element to the east of the historic cottage, and replace it with a thatched roof. The proposals affect the rear of the property, but would be visible from the public realm. Following the removal of the first floor element, the thatched roof and reconstructed north wall are to be constructed using traditional materials and finishes, which would be in keeping with the mid-18th century built form. The visual impact of the alterations will be minor. The building currently makes a positive contribution to the street scene, and will continue to do so following the proposed works.

The proposals would not harm the character or visual amenity of the property, and are in accordance with ALP policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The proposals involve the removal of a first floor element, which will reduce the height of this element of the building, and will result in a decrease in bulk. The proposal will therefore have no adverse impacts on neighbouring residential amenity and in accordance with ALP policies D DM1 and D DM4.

HERITAGE

Blakes Cottage is a Grade II* Listed Building, which dates from the mid 18th century, with later 19th and 20th century alterations. The cottages is of architectural and historical significance, but derives its exceptional historical and communal value from its connection with William Blake.

The proposal aims to restore the property to its early 19th century form, as Blake would have experienced it. This approach is supported by the council's conservation officer, and Historic England. The approach would deliver significant heritage benefits, in terms of enhancing public understanding of the cottage and its association with Blake. It also noted that the property is on the Heritage at Risk Register due to long term vacancy, and the current proposals represent the first stages of a programme of works to repair the building, ensuring its long-term retention and preservation. The proposal also aligns with established precedents, where the homes of artists and writers have been sensitively restored to reflect the period of their most significant occupation.

In order to restore the cottage to its Blake-era form, a first floor element dating from the mid-19th century fabric is to be removed, which ordinarily would be considered a harmful loss of historic fabric. The consultation responses from the Council's Conservation Officer, and Historic England both identify some harm as a result of the loss of this element. However, both consultation responses indicate that the

heritage benefits of the scheme, in terms of enhancing appreciation of the cottage's primary significance as a former home of Blake, would outweigh this harm. Although there is some loss of historic fabric, overall the proposed alterations would not result in harm to the significance of the Listed Building and would preserve the significance of the Listed Building in accordance with ALP policies HER DM1 and HER SP1 and the NPPF.

The site is in the Felpham Conservation Area, which covers the historic core of the village of Felpham. The area has an informal street layout with unfolding views. The majority of properties are close to the carriage way, creating a sense of enclosure. The proposals seek to restore the property to its early 18th century form, and propose the use of traditional materials and building techniques. The building currently makes a positive contribution to the Conservation Area, and would continue to do so following the proposed works.

The proposals will not harm the character and significance of the Listed Building or the Conservation Area, and are in accordance with ALP policies HER SP1, HER DM1 and HER DM3, and the NPPF.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 - Location Plan
 - Site Plan
 - Proposed Ground Floor Plan 203
 - Proposed First Floor Plan 204
 - Proposed Roof Plan 205
 - Proposed North and West Elevation 211
 - Proposed South and East Elevations 212
 - Proposed Section AA BB 213
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies HER DM1 and D DM1.
- 3 Prior to the completion of thatching and the construction of the north wall, further details of the proposed reconstruction of the north wall and its foundations including the appearance, methods of construction and demolition and materials shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the work shall be carried out in accordance with these details.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policies D DM1 and HER DM1.
- 4 Prior to the commencement of works involving the reconstruction of flintwork, a 1 square metre sample panel of flintwork and brick work shall be constructed on the site. This sample will be inspected by the Local Planning Authority's Conservation Officer and photographic evidence of the sample panel along with details of the mortar mix will be submitted to and approved in writing by the Local Planning Authority (via the relevant application). Once approved, the work can proceed and the details so approved will be used within the construction of all flintwork on site.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policies HER SP1 and HER DM1 and the NPPF.
- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local

Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.