

Recommendation Report for Planning Permission

REF NO:	FP/197/25/PL
LOCATION:	Blakes Cottage 1 Blakes Road Felpham PO22 7EB
PROPOSAL:	Removal of the full 1969 extension, including the 20th century garage, leaving all 18th century masonry of the Blake era cottage intact. This completes the partial removal of the 1969 extension previous approved under FP/129/25/HH. Various internal alterations. For clarity, the remaining 18th century section of the Blake era garden wall (the lower part of the north west wall to the 1969 extension) will be fully retained during these works. This application affects the setting of listed buildings, affects the character and appearance of the Felpham Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks planning permission for the removal of the 20th century extension to the rear of the property.
SITE CHARACTERISTICS	Blakes Cottage is a Grade II* listed building located within the Felpham Conservation Area. It was the home of the poet, artist, and visionary William Blake from 1800 to 1803. The cottage dates from the mid-18th century, with later 19th and 20th-century alterations and extensions, including a single storey 20th-century extension which is the subject of this application.
CHARACTER OF LOCALITY	The site is at the southern edge of the Felpham Conservation Area which is a compact historic area at the core of the village. The area has an informal street layout with unfolding views, with the majority of properties being close to the carriage way, creating a sense of enclosure.

RELEVANT SITE HISTORY

FP/129/25/HH	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).	ApproveConditionally 30-10-25
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FP/130/25/L

Listed building consent for 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.

ApproveConditionally
30-10-25

Planning history noted.

REPRESENTATIONS

Felpham Parish Council - No objection.

Conservation Area Advisory Panel - No objection. The removal of the inappropriate 1969 extension is welcomed and will considerably improve the immediate setting of the Listed Building. Details ought to be sought concerning how the area of land will be treated/landscaped following the demolition works. Careful consideration will also be needed concerning any necessary repair works to the newly exposed east elevation of the historic structure.

No representations were received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

HISTORIC ENGLAND - Support, subject to conditions.

- The proposals seek to continue the works and approach approved under previous applications.
- The removal of this wing would enable the presentation of the cottage in a form more closely akin to how it was when Blake lived there, providing space about the original building and enhancing its setting.
- Historic England is supportive of the proposals subject to conditions to control the careful demolition of the extension and the protection of the cottage and garden wall during works.
- Following this phase of work, we are aware that further applications will be submitted for the internal works to the original part of the house including wall, floor and ceiling finishes and decoration along with any altered or internal partitions, staircases, windows, doors and fixtures and fittings.

CONSERVATION OFFICER

- The significance of Blake's Cottage derives from both its architectural and historical interest. It is of high to exceptional historical and communal significance due to its association with William and Catherine Blake.
- The current proposals continue with the approach agreed under the previous applications, by proposing the removal of the 1969 extension.
- Although this extension does incorporate small elements of late 19th century material, its original form has been substantially compromised to the point that it does not make a meaningful contribution to the building's significance. Removing this part of the building would help the cottage look and feel more like it did when Blake lived there, by opening up space around the original structure and improving its overall setting.

- It is also clear from the description and plans that internal works are proposed. The works to the ceilings and walls appear acceptable in principle, provided appropriate materials and construction method/detailing are used.
- The proposed plans refer to stud partitions to the south of the outshuts, yet no floor plans, elevations, construction details, or material specifications have been provided. It is also unclear whether any new doors form part of this phase of works or will come forward later.
- While reinstating this element of the historic layout is acceptable in principle, further information is required.
- There is general support for the proposals, subject to securing the careful demolition of the extension and the protection of both the cottage and the garden wall during the works.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Conditions relating to the protection of the cottage and garden wall during demolition works have been attached to the permission. Conditions relating to the proposals for internal works will be attached to the listed building consent for this proposal, and these matters will be considered fully under this consent.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

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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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the proposals will have a positive impact on the significance of the listed building, and on the character and appearance of the property.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The proposal relates to alterations to an existing building within the built up area boundary. The proposal is therefore acceptable in principle, subject to compliance with relevant development plan policies.

DESIGN AND VISUAL AMENITY

The proposal seeks the demolition of the single storey rear extension to the rear of the property. This alteration will be visible in oblique views from the street, and may be glimpsed from Old Rectory gardens to the rear. The extension currently detracts from the appearance of the historic building, and its removal would have a positive impact on the appearance of the property. The demolition would not contribute positively to the appearance of the property, and would have a minimal impact on the appearance of the wider area, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4. The retention of the garden wall is positive and in accordance with ALP D DM1.

NEIGHBOURING RESIDENTIAL AMENITY

The proposals will have little impact on the residential amenity of neighbouring occupiers in terms of overbearing, overshadowing and overlooking, and any impact would be positive. In this respect, the proposals comply 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 cottage 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 has been supported by the council's Conservation Officer, and Historic England, and the approach would deliver significant heritage benefits, in terms of enhancing public understanding of the cottage and its association with Blake. The application forms part of a programme of works to repair the building, ensuring its long-term retention and preservation. The site is within the Felpham Conservation Area.

The application relates to the demolition of an extension to the property, dating from 1969. Comments from Historic England and the Council's Conservation Officer note that while the 1969 extension incorporates some late 19th century fabric, the form of this fabric has been severely compromised and overall, this element of the building is not of any important historic significance. The demolition of this extension is therefore acceptable. The garden wall is a distinctive feature to the front of the cottage, and plays an important role in enhancing the legibility of the historic plot. The garden wall will be retained following these works, which will preserve the significance of the property and the conservation area, in accordance with ALP policies HER SP1, HER DM1, and HER DM3.

Following comments from Historic England and the Conservation Officer, conditions have been attached to ensure that the extension is demolished with care, and the remainder of the building and boundary walls are protected during these works.

It is noted that this application includes proposals for internal works. Comments from the Conservation Officer indicate that these are likely to be acceptable in principle, subject to further details. The internal works proposed will be more fully considered under the listed building consent which accompanies this application, and any conditions which are required in relation to these works will be attached to this consent. Internal works do not normally require planning permission.

Overall, the proposal is considered to have a positive impact on the significance of the designated heritage assets, and in accordance with ALP policies HER SP1, HER DM1 and HER DM3, and the NPPF.

SUMMARY

The development is in accordance with the relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

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 638-MICA-XX-XX-DR-A-10001 REVP1
- Block Phase Plan 01
- Proposed Ground Floor Plan 2302-01-01-203
- Proposed Roof Plan 2302-01/01/205
- Proposed North and West Elevations 2302-01/01/211
- Proposed South and East Elevations 2302-01/01/212

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 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, including both the cottage and the garden wall from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 4 Upon completion of the work for which planning permission 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 Arun Local Plan policy 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 de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

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 NPPF.