

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: FP/198/25/L

LOCATION: Blakes Cottage
1 Blakes Road
Felpham
PO22 7EB

PROPOSAL: Listed building consent for the 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. 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.

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	Blake's Cottage is a Grade II* listed building in 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 forms 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
FP/197/25/PL	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	ApproveConditionally 04-03-26

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.

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
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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 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 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. It has been confirmed with the applicant that this permission relates solely to the demolition of the 20th century extensions, and not to any internal works in the historic main building.

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 16(2) of the Planning (Listed Buildings and 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 72(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.

CONCLUSIONS

This application seeks listed building consent for the demolition of the single storey extension to the rear of the building, which dates from 1969. The key policy is HER DM1 of the Arun Local Plan which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the buildings and their setting.

Paragraph 207 of the NPPF states that the Local Planning Authority should require applicants to describe the significance of heritage assets affected. The submission demonstrates a high level of investigation into the building's history, which is of fundamental importance to assessing the impact of the proposals.

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 is exceptional historical and communal value from its connection with William Blake. The original 18th century structure retains much of its historic fabric and is of high architectural value and the association of this part of the cottage with Blake elevates the significance of the cottage beyond that of a typical vernacular dwelling.

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 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 current application forms part of a programme of works to repair the building, ensuring its long-term retention and preservation.

The application relates to the demolition of an extension to the property, dating from 1969. Comments from Historic England and the 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.

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.

There has been some confusion as to whether this application seeks permission for internal works to the main, historic cottage. The applicant has confirmed that no internal works are proposed, and all references to internal works have been removed from the approved plans.

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 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.

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 the following approved plans:

- Block Phase Plan 01
- Proposed Ground Floor Plan (dated 16/03/2026)
- Proposed North and West Elevations 2302-01/01/211
- Proposed South and East Elevations 2302-01/01/212
- Proposed Roof Plan 2302-01/01/205

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER 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 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 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 Arun Local Plan policy HER DM1 and the NPPF.

- 5 INFORMATIVE: This Consent does not grant permission for any internal works to the main historic cottage. A further Listed Building Consent application will be required for the internal works including wall, floor and ceiling finishes and decoration along with any altered or new internal partitions, fixtures and fittings.