

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** FP/41/12/L**LOCATION:** Church House
94 Felpham Road
Felpham**PROPOSAL:** Application for Listed Building Consent for change of use from offices (B1) use to Residential use (C3) & three new dormer windows to replace existing**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is for Listed Building Consent to insert 3 new dormer windows in order to change the use of the building from offices to residential. It is also intended to remove a ground floor fireplace and chimney breast.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint boundary wall to side. Brick/store wall to front.
SITE CHARACTERISTICS	2 storey with front dormers, red brick with grey dressing. Tiled roof chimney on either gable end. Single storey side extension (rendered and painted) with front 3 dormers. Front gravel for parking and 2 accesses. Internally fire doors have been fitted, the offices have been refitted with no architrates.
CHARACTER OF LOCALITY	Mixed commercial and residential. Opposite shops. Opposite the Parish Church.

RELEVANT SITE HISTORY

FP/236/88/L	Application for listed Building consent for additional dormer on north end of east slope of roof	Approve Conditionally 07-11-1988
FP/268/87/L	Application for Listed Building Consent - Conversion of offices and extension to form Rest Home for the elderly	Approve Conditionally 30-11-1988

FP/26/89/L	Listed Building Consent for extension to provide additional office space.	Approve Conditionally 29-03-1989
FP/139/89/L	Listed Building Consent for Proposed reconstruction of the boundary wall to accommodate the visibility requirements at the exit to the junction of Limmer Lane and Felpham Road.	Approve Conditionally 27-09-1989
FP/146/89/L	Application for Listed Building Consent for Minor Amendments to Application Nos FP/25/89 and FP/26/89L to amend the line of two small parts of the east wall relative to the boundary	Approve Conditionally 20-12-1989
FP/194/85/L	Application for listed building consent for conversion of offices into two three bedroom houses construction	Refused 12-02-1986
FP/56/86/L	Listed building consent for conversion of offices and refurbishment into 2 three bedroom houses with 2 garages	Approve Conditionally 11-06-1986

REPRESENTATIONS

Representations received:

Felpham Parish Council

Objection due to loss of office.

Conservation Area Advisory Committee

Objection, proposed dormers are too large. All original features to remain.

1 Letter of Objection

There is adequate provision of dwelling in the village and would be a loss to have a business move out.

Comments on Representations received:

Parish Council

Noted. The loss of offices is not relevant to this application but applies to the planning application ref AW/40/12.

Others

Noted. The change of use is being considered under application AW/40/12. This application is to consider the effects on the Listed Building only.

CONSULTATIONS

Economic Regeneration

Engineering Services Manager

Conservation Area Advisory Com

Listed Building Officer

Consultations responses received:

Historic Buildings Advisor

Objection. There is no objection to the principle of the change of use. The main issue is the proposed dormers which are too large, and not subservient to the windows in the main elevation. It would appear to be top heavy. This will adversely affect the character of the Listed Building. Also concerned at the loss of the corner chimney breast in the rear ground floor. This can probably be justified as it is the most sustainable use of the building. Given that the building was formerly a house this would be reasonable. However, the removal will require a structural qualification as the breast above will require support.

Comments on Consultation responses:

Comments noted and agreed.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area Boundary
Listed Building Grade II
TPO
Class B Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN12	Parking in New Development
	AREA2	Conservation Areas

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.

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 conflict with these criteria in that the proposed new dormer windows would adversely affect the visual appearance and character of the building.

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

Principle

The building is a Listed Building Grade II. Any alterations must protect and preserve the special architectural and historic character of the building in a sustainable manner.

National Planning Policy Framework (NPPF)

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation. As a heritage asset is irreplaceable any harm should require clear and convincing justification.

Effects on the Listed Building

The principle of a change of use back to residential is considered to be an acceptable change that would not adversely affect the character of the Listed Building. Indeed the building was formerly the Vicarage. The building is considered to be 18th Century.

The proposed dormer windows are considered to be too large in conflict with the special architectural character of the Listed Building and the Historic Buildings Advisor has raised an objection on that basis. The internal changes to provide 5 flats would retain the staircase and all balustrades to the main staircase, window shutters, fireplaces (with the exception of the removal of a corner fireplace at ground floor level), all window joinery, reveals and panelling. The Historic Buildings Advisor has stated that a structural survey would be necessary to ascertain that the removal of the ground floor chimney breast could still support the upper breast.

Summary

The proposed change of use from offices to residential is acceptable in principle. However, the proposed new dormer windows would adversely affect the visual appearance and historic character of this Listed Building.

Therefore it is recommended that the application is refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposal is unacceptable by reason of the excessive alteration of the external elevation of the dormer windows which contribute to the special architectural or historic interest of the building in conflict with the National Planning Policy Framework.
- 2 On the basis of the information available the Local Planning Authority is not satisfied that the proposed development can be undertaken in a satisfactory manner. Further structural information is required to demonstrate that the removal of a ground floor chimney breast would not leave the rest of the chimney unstable.