LISTED BUILDING CONSENT REPORT

REF NO: **H/14/09/L**

LOCATION: 1 St Nicholas Cottages
The Street
Houghton

PROPOSAL: Listed building consent for demolition of existing single storey lean to extension and log store; construction of new glazed extended bay to living room; construction of new kitchen and wc extension; re-furbishment of outhouse to provide study and provision of new garden building to house tools/logs etc.; general refurbishment of existing house and replacement of existing joinery with new painted timber joinery (Amendment to H/5/09/L)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal involves demolition of single storey lean-to extension and log store. Two single storey extensions reconstruction of the outhouse, new building in the garden, together with refurbishment of house and replacement of existing joinery.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Undulating, on top of hill. Rear garden falls away from the building.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has wooden fencing approximately 1.2m in height, side boundary to Houghton Farm has flint wall and hedging approximately 1.5m in height, side boundary to No.2 has hedging approximately 1.5m in height. Rear boundary has wooden picket fencing approximately 1m in height then open farmland, side boundary to Houghton farm has flint wall and hedging approximately 1.5m in height, side boundary to No.2 has hedging approximately 1.5m in height.
SITE CHARACTERISTICS	Semi-detached two storey Listed Building built by the Duke of Norfolk in 1849 as The Vicarage. Plaque on front of building over the first floor window dated 1849. The property has a front porch, single storey extension on the west side, outbuilding at front of site. The walls have red brickwork, white windows with a grey slate roof.
CHARACTER OF LOCALITY	Rural area with open farmland, Houghton Farm to west of

site, St. Nicholas Church to front of site.

RELEVANT SITE HISTORY

H/3/88/L	Application for L.B. consent to replace damaged chimney pots	Approve Cond 19-12-1988
H/28/07/L	Application for Listed Building Consent for two storey extension to north & west and some minor internal alterations.	Refused 29-01-2008
H/5/09/L	Application for Listed Building Consent for demolition of existing single storey lean-to extension and log store. New glazed extended bay to living room and new dining room/w.c extension (including reconstruction of neighbour's w.c) with en-suite guest bedroom over. Reconstruction of outhouse to provide study. Construction of garden building. Refurbishment of existing house and replacement of existing joinery with new painted timber joinery.	Approve Cond 13-07-2009
H/13/09/	Demolition of existing single storey lean to extension and log store; constructuion of new glazed bay to living room; construction of new kitchen and wc extension; re-furbishment of outhouse to provide study and provision of new garden building to house tools/logs etc.; general refurbishment of existing house and replacement of existing joinery with new painted timber joinery (Amendment to H/3/09)	Approve Cond 06-11-2009

REPRESENTATIONS

Representations received:

Houghton Parish Meeting

Awaited

Comments on Representations received:

County Design Architect - This is a sensitive reduced scheme. Permit.

English Heritage - This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

Conservation Area Advisory Committee
No comment

CONSULTATIONS

West Sussex - Listed Building
English Heritage
The Ancient Monuments Society
Council for British Acheology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area
Within Area of Outstanding Natural Beauty
Within Designated Conservation Area
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential

amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

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 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.

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 proposal involves removal of joinery to windows and replacement with new timber joinery with moulded sections and glazing bars. The south facing bay window is to be removed and a glazed bay extension. With traditional lead roof and wood core rails is to be added. The lean-to extension is to be removed and rebuilt as a single storey structure comprising kitchen, WC and utility room at ground floor.

The log store is to be rehoused as part of a timber boarded garden store and a redundant coal store is to be demolished. The original brick built outhouse is to be refurbished to provide a study.

The application is a resubmission of a previous approval which included a 2-storey extension (H/28/07/L). This proposal amends the 2-storey to a single storey extension. The proposed extension reflects the detailing of the original facade; the stone quoins and new materials would match existing as closely as possible. The amended design helps to assimilate the extension into the existing building elevations so that it is not dominant and does not detract from its appearance.

The other elements of the application have previously been approved under H/5/09/L.

The new building within the garden area and converted outhouse would be of limited scale and in keeping with the appearance of the Listed Building. The buildings and extensions would not dominate the building, its garden or its setting. They would therefore be in keeping with the character of the area and would preserve and enhance the appearance of the Conservation Area.

The proposed extension and alterations would have no materially adverse effect on the character or integrity of the Listed Building.

The application is therefore recommended for approval subject to the following conditions.

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 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 policy DEV10 of the Arun District Local Plan.

3 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

4 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity or the character of the surrounding area or the character and integrity of the Listed Building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7,AREA2

NATIONAL POLICIES: PPS1,PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.