Recommendation Report for Listed Building Consent for Alterations, Extension or Demolitior

REF NO: **H/2/12/L**

LOCATION: 2 St Nicholas Cottages
The Street
Houghton

PROPOSAL: Application for Listed Building Consent for various internal alterations & renovation of existing hardwood, double-glazed conservatory (this application lies within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to a replacement timber conservatory of the same footprint and size as the existing; removal of the internal stud walls to the extension approved in 2003 and dry lining and plastering walls to part of lounge wall for better insulation.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging.
SITE CHARACTERISTICS	Two storey semi-detached property. Red brick elevations. Slate roof. Casement windows, some with secondary glazing. Extension is joined to main dwelling with plasterboard wall. Flat topped skirting throughout. No cornicing. Lounge is painted brickwork walls. Conservatory timber elevations.
CHARACTER OF LOCALITY	Predominantly rural. Building is located next to the church on the edge of the hamlet.

RELEVANT SITE HISTORY

H/11/02/L	Application for Listed Building Consent for extension to enlarge utility room, provide a study & extra bedroom	Approve Conditionaly 04-10-2002
H/12/02/	Extension to enlarge utility room, provide a study & extra bedroom	Approve Conditionaly 04-10-2002
H/2/03/	Extension to enlarge the utility room and provide a study and extra bedroom.	Approve Conditionaly 13-03-2003

H/3/03/L	Application for Listed Building Consent for extension to provide a study and extra bedroom and enlarge the utility room	Approve Conditionaly 13-03-2003

REPRESENTATIONS

Representations received:

None.

Comments on Representations received:

None.

CONSULTATIONS

The Ancient Monuments Society
Council for British Acheology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society
Conservation Area Advisory Com
Listed Building Officer

Consultations responses received:

Historic Buildings Adviser:
No particular concern with replacement conservatory or removal of stud wall in later addition. There is an issue with the widening of the original wall into the conservatory. At present this opening reflects the width of the French doors which is normally an appropriate size for a break.

Any opening beyond this can impact on the building plan but more importantly can alter the character of the historic space and result in the loss of the historic fabric. In accordance with English Heritage Guidance these types of harm should be kept to an absolute minimum.

Comments on Consultation responses:

The increase in width of the doorway from the lounge to the conservatory has been deleted from the application.

POLICY CONTEXT

Designation applicable to site:
National Park
Outside Built Up Area Boundary
Listed Building Grade II
Designated Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: GEN7 The Form of New Development

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

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.

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 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 proposed conservatory would be very similar to the existing timber structure it is replacing. The footprint, size and height of the conservatory would remain unaltered. The materials and design are considered appropriate and would have no adverse impact on the character or integrity of the Listed building.

It was intended that the entrance doorway from the existing lounge into the conservatory would be widened by 400mm either side. However, since the dimensions of the opening would not have been consistent with the character of the building and would have resulted in a loss of historic fabric this element of the proposal has been deleted from the application.

Dry lining of part of the wall to the living room which is currently painted brickwork would be acceptable. It would have no adverse impact on the character of the building and would help to improve insulation and areas of damp.

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 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 the character or integrity of the listed building.

RELEVANT POLICIES

NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

3 INFORMATIVE: For the avoidance of doubt this consent does not relate to the increased width of the opening which has been deleted from the application.