

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

REF NO: K/21/18/L

LOCATION: Kingston Manor
Kingston Lane
Kingston
BN16 1RR

PROPOSAL: Listed building consent for demolition of existing single garage & erection of a five bay car barn

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is to install a 5 bay barn and log store. The barn would have a length of 16.4m and 7.4m wide with an eaves height of 2.4m and a ridge height of 4.4m and the log store would be 1m wide and 5.3m long with an eaves height 2.1m and ridge height of 4.4m. The barn would be constructed of flint with brick quoins with a spanish slate roof.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Garden area enclosed by 1.8m and 2.2m high close boarded fencing.
SITE CHARACTERISTICS	Kingston Manor is a large detached house with significant grounds located in a rural area.
CHARACTER OF LOCALITY	Predominantly rural

RELEVANT SITE HISTORY

K/6/17/L	Application for Listed Building Consent for construction of a Detached 6 Bay Barn with Log Store	Refused 21-04-17 Appeal: Dismissed 06-11-17
K/22/16/L	Application for Listed Building Consent for construction of a detached 6 bay barn with log store	Refused 23-08-16
K/12/16/L	Application for Listed Building Consent for alteration & renovation of existing Gatehouse (resubmission following K/40/15/L),	ApproveConditionally 12-07-16

K/40/15/L	Application for Listed Building Consent for proposed alteration & renovation of the existing Gatehouse	Refused 07-03-16
K/13/11/L	Application for Listed Building Consent for installation of surface mounted photovoltaic panels on swimming pool room roof	ApproveConditionally 29-07-11

Noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Kingston Parish Council

No objection to the application subject to the Arun Conservation Officer having no objection

COMMENTS ON REPRESENTATIONS RECEIVED:

The Conservation officer has no objection

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

No Objection - Materials and precise design of doors should be conditioned.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade 2 listed building

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Kingston Neighbourhood Plan 2014 Policy KPNP7](#) DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011-31, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. Policy KPNP 7 Design and Development is considered relevant to consideration of this application.

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."

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.

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 is for the demolition of an existing single garage, and construction of a five bay garage structure adjoining an existing building. The application follows a previously refused application for a 6 bay car barn which was refused for the following reason :

'Given the size, height, footprint, design and the lack of any historic justification for the structure the proposal would not preserve or enhance the listed building and would damage the setting of a Grade 2 Listed Building, and therefore conflicts with the National Planning Policy Framework (para 132) and policies HERDM1 and HERSP1 of the emerging Arun District Local Plan'

The agent has subsequently amended the position of the building and reduced its length. The existing garage reflects the characteristics of the surrounding outbuildings/garage structures: flint walls with a slate roof. These characteristics would be retained by the proposal.

The intention in constructing the new structure in its proposed location is to reinstate a 19th century courtyard layout as it is shown to have existed in plans included with the Heritage & Design Statement

(Appendix 1). The proposal is that the new garage would follow a similar appearance to the previous structure, whilst also being informed by an existing 'wing' to the barn complex.

It is noted that partial access will be provided from within the existing courtyard in order to avoid extensive new forecourt paving to the chapel foreground. The proposed structure is located close to a curtilage listed structure, but the fact that it is reinstating a previously lost structure will ensure that a neutral impact is achieved. As a consequence, the proposal is in accordance with policies HER SP1: The Historic Environment and HER DM1: Listed Buildings, of the adopted Arun Local Plan (2011-31) and KPNP 7 of Kingston Neighbourhood Plan which requires preservation of the special architectural and historic interest of the listed building and its setting.

The use of materials and the careful consideration of detailed design issues such as the garage doors can be controlled by condition. At present, the garage doors are indicated to be of relatively modern design (up and over, multi-panelled), it is considered that a more traditional design/appearance/materials should be used that reflects that used on the existing garage. This would reduce the impact of the structure and ensure its visual integration.

The proposal would no longer unacceptably extend the built form and pattern of ancillary buildings on the site, beyond the arc into the open area surrounding the dwelling. It is considered that this amended scheme meets the current criteria and is not considered to adversely impact on the listed building or its setting.

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building and the design and materials of the garage doors have been submitted to and approved by the Local Planning Authority and the materials and doors so approved shall be used in the construction of the building.

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 HER DM1 of the Arun Local Plan.