

LU/241/13/L

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

REF NO: LU/241/13/L

LOCATION: Toddington House
Toddington Lane
Littlehampton

PROPOSAL: Application for Listed Building Consent for the demolition of single storey pantry to north elevation and erection of kitchen extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to a single storey kitchen extension on the north elevation of the building measuring 9 metres in length and 6 metres in width. It would have a ridge height of 5.2 metres. The existing pantry would be removed. The materials proposed namely brick and flint elevations and plain clay tile roof would match existing.
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 and brick walling to front boundary, supplemented by mature hedging which partly obscures the main building from the street scene.
SITE CHARACTERISTICS	Toddington House has flint elevations with red brick quoins and string course at ground and first floor level. Hipped red tiled roof with 3 courses of Horsham slab. Pitched roof dormers to rear elevation and cat-slide roof to north elevation. 2 No. chimneys, one red brick and the other a stone finish. Various outbuildings. Barns have cobble, flint and weather boarded elevations and corrugated metal roof.
CHARACTER OF LOCALITY	Predominantly residential characterised by mainly detached dwellings of varying design fronting Toddington Lane.

RELEVANT SITE HISTORY

LU/361/10/L	Application for Listed Building Consent for change of use and conversion of curtilage listed barn to B1 office use.	ApproveConditionally 06-01-2011
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LU/180/11/L	Application for Listed Building Consent for change of use and conversion of curtilage listed barn to B1 office use (Amendments to LU/361/10/L)	ApproveConditionally 05-10-2011
LU/158/12/L	Application for Listed Building Consent for demolition of single storey pantry to north elevation and erection of kitchen extension.	Refused 29-08-2012

REPRESENTATIONS

Representations received:

Littlehampton Town Council

1 letter of objection - No objection to enhancement of kitchen facilities, but if further extension of business adequate parking will be required. Currently there is inadequate parking. Months of building work and disruption would be made worse by proposal. Employees of the business park outside resident's houses.

Comments on Representations received:

Lack of car parking is not a relevant to consideration of this application for Listed Building Consent.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Advisor -

Whilst this scheme is a significant improvement on the previous applications and is acceptable in principle, there remains some concern with the length of the addition. The scale of this has to be justified in terms of the impact on the listed building and as viewed both on plan and in elevation, would seem to be considerable.

Given the space that is being released within the existing building, it would seem more reasonable that the utility should be maintained within the existing envelope - in either the 'ex-kitchen' or 'ex-library'. This would reduce the need for such a long extension which in turn would mitigate its impact on both the front elevation and side elevation as viewed from within the garden. If this can be achieved, full support is likely to be forthcoming.

Comments on Consultation responses:

Comments noted and agreed.

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade II

Within the built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

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."
The proposal is considered to conflict with these criteria in that it is 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

BACKGROUND AND PLANNING HISTORY OF SITE

The existing property has been extended significantly since its original construction with various additions, notable in the case of this application is an out-shot addition to its northern elevation which extends from the cat-slide roof slope. Various internal works have also taken place with the reinstatement of first floor accommodation over the existing Drawing room to the southern end of the building. Various outbuildings have been converted to habitable accommodation and commercial premises.

IMPACT ON THE CHARACTER OF THE LISTED BUILDING

The listed building has retained its 17th century character and appearance with later additions adding to the further interest of the building, which in most retain its overall character. The exception to this is the existing 20th century pantry extension to the north elevation.

The proposal is to remove this feature and replace it with a structure which replicates its appearance. The length of the extension is such that it would significantly increase the bulk of the building to the rear elevation which would be an unsympathetic addition easily viewed from the side and front elevation within the garden. This leads to further incremental harm to the historic building form and ultimately distracts from the understated roof scape and is contrary to the evolution of the building. The applicant has not satisfactorily justified the scale of the extension in terms of its impact on the listed building. The need for a kitchen extension is accepted, but re-use of existing floorspace is not maximised to full potential and therefore the utility element of the extension is unwarranted and causes harm.

The application is therefore recommended for refusal for the following reason

RECOMMENDATION

REFUSE

- 1 The length and scale of the extension is not adequately justified and would damage the setting and appearance of the Grade 2 Listed Building and therefore conflicts with the National Planning Policy Framework.

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