

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

REF NO: LU/322/13/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 (resubmission following LU/241/13/L).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to a single storey kitchen extension on the north elevation of the building measuring 7.2 metres in length and 6.3 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 the 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/51/95/L	Application for Listed Building Consent for new french doors to replace windows, kitchen alterations and re-positioning of metal screen.	ApproveConditionally 26-05-1995
LU/86/10/L	Application for Listed Building Consent for internal and external alterations to converted barn.	Approve 17-05-2010
LU/425/83/L	Application for listed building consent to replace existing door up to new level & flint facing to match	ApproveConditionally 26-10-1983

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No Objection

One letter of objection

No objection to enhancement of kitchen facilities, but adequate parking should be provided for staff. 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. On-site provision should be made.

Comments on Representations received:

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

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser

No Objection on the basis that the scale of the addition is now acceptable.

Conditions relating to window and door details, a sample panel showing brick and flint work (flint blocks not acceptable) and a sample roof tile are requested. This should be hand-made and match the existing clay colour.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade 2

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

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 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.

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. This application follows a number of unsuccessful applications for an extension in this area and the proposal has now been reduced in length by 2.5m following the previous refusal.

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 has been reduced by 2.5 metres such that it does not significantly increase the bulk of the building to the rear elevation and it would now be a sympathetic addition which would not dominate the building from the side or front elevation within the garden or detract from the understated roof scape. The applicant has satisfactorily justified the scale of the extension in terms of its impact on the listed building. The need for a kitchen extension is accepted. The unwarranted utility element of the extension has been deleted from the application.

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 shall be carried out unless and until a schedule of materials and finishes including samples for the roof of the proposed extension and a sample panel of brick and flint work have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

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

- 3 No development shall be carried out unless and until precise details of proposed windows and doors have been submitted to and approved by the Local Planning Authority and the details so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.