

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

REF NO: LU/343/20/L

LOCATION: Vine Cottage
1 Church Street
Littlehampton
BN17 5EL

PROPOSAL: Listed building consent for the conversion of existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks Listed building consent for the conversion of existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site is bordered by a mixture of fencing, foliage and walling.
SITE CHARACTERISTICS	Vine Cottage is a 2 storey, detached, Grade II Listed flint cottage with 3 windows and 3 blind window spaces. The front elevation has squared knapped flints with red brick dressings, quoins, stringcourse and modillion eaves cornice while the sides/rear is pebble walling. There are later 2 storey wings at rear, of rubble with brick dressings. Tiled roof. There is also an early C19 trellised wooden porch with pointed canopy. There is a date stone with the initials 'S H' over the date of 1727. It is of architectural and historic significance.
CHARACTER OF LOCALITY	The building is also located in the Littlehampton: East Street Conservation Area. This conservation area contains significant groups of listed buildings which illustrate the historic growth of this important area on the edge of the town centre in a north eastward direction along East Street. The special character and appearance of the area largely derives from the great variety in age, style, form, function and materials of the buildings within the CA. The presence of large formal buildings, such as 59 East Street, Winterton Lodge and the Manor House, contrast in scale and style with nearby domestic buildings, which gives an insight into the historical functioning of society. The area is also characterised by significant lengths of flint boundary

walling. Landscaping, including mature trees, enhance and unify the area and chimneys are important features of the skyline.

The buildings also form an important intact collection illustrating a key historic development phase of the town which has otherwise been subject to large areas of piecemeal re-development

RELEVANT SITE HISTORY

LU/342/20/HH Conversion of existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing

Noted.

REPRESENTATIONS

Littlehampton Town Council - No Objection.

- No objection subject to the endorsement of the Conservation Officer.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

The Council's Conservation Officer - No objection.

The proposal seeks consent for the conversion of the remains of an existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing. These shall be discussed below:

- Conversion of the remains of an existing dairy building into a new kitchen and internal alterations

The re-use of the former dairy as part of the residential accommodation is an acceptable approach as it will ensure that the building and space are put into a suitable use whilst at the same time ensuring that the historic fabric is conserved and repaired. It will also ensure that further loss of historic fabric is prevented. The loss of the small modern addition will not harm any historic fabric of note and is therefore acceptable.

The design of the space is reflective of the main listed building and the materials appear to be carefully considered. Whilst I note that there are references to the fact that the flint/chalk walling (both new and

repairs) will match existing, it might help to have a sample panel provided so that we can be sure of the quality of the final walling. I note that the intention is to include two openings with the slimmer double glazing and think that this is acceptable as it only relates to new joinery.

The internal works relate to the removal of a modern wall in the existing ground floor bathroom and the creation of an opening to provide access to the newly created space (in the former dairy). Materials salvaged as part of the creation of the opening will be re-used on the site. Both elements are acceptable.

- Replacement carport and garden fencing

The existing carport is in a poor state of repair and is of no significance to the listed building. Its replacement with a structure which is more in keeping with both the listed building and conservation area is supported. Like the replacement fencing will not cause harm.

- Conclusions

The proposed re-use of the former dairy will ensure that the historic fabric associated with this element of the listed building will be maintained and put back into an appropriate use. The proposed carport and fencing will reflect the character of both the listed building and conservation area. Therefore, the proposals are considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, a condition relating to a sample panel of a flint wall to be submitted will be recommended.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Within East Street Conservation Area
Listed Building

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings
HERDM3 HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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 be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

HERITAGE IMPACT ASSESSMENT

Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states that the decision as to whether or not to grant planning permission, for development which affects a listed building or its setting must have regard to the desirability of preserving the building or its setting. Section 72 of the same act applies special regard to the desirability of the preservation of the character and appearance of Conservation Areas. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the proposed development does not cause harm to the conservation area in which it is sited, or the significance of the listed building. This is due to the design of the proposed development, and the re-use of the materials enabling the proposed conversion and extensions to appear well integrated with the host dwelling. Furthermore, the proposed works relating to the carport and the boundary treatment are deemed to be improvements, and have a positive impact on the Listed Building, and the Conservation Area. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

The proposal accords with HER DM1 and HER DM3 of the Arun Local Plan, in that it is considered to protect and enhance the significance of the heritage assets.

SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in

accordance with the relevant policies in the Development Plan, and therefore should be approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

 - Location Plan - 200704 - 11/12/2020 - 16:36
 - Proposed Floor Plan and Elevations - AS PROPOSED
 - Proposed Floor Plan and Elevations - replacement oak car-port, with natural slate roof
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 So that any walling works are acceptable a sample panel of flintwork shall be erected on site and approved in writing by the Local Planning Authority before work to walling is commenced.

Reason: To preserve the appearance and special character of the building for the future in accordance HER DM1 and HERDM3 of the Arun Local Plan and the NPPF .