

LISTED BUILDING CONSENT REPORT**REF NO:** LU/361/10/L**LOCATION:** Toddington House
Toddington Lane
Wick Littlehampton**PROPOSAL:** Application for Listed Building Consent for change of use and conversion of curtilage listed barn to B1 office use.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal relates to internal and external alterations to facilitate a change of use within the barn located within the curtilage of Toddington House which is a listed building and the barn is included in the history description. The alterations include constructing walls and ceilings adding 2 staircases, a new glazed screen on the north west and south east elevations adding first floor, 2 new openings in the north east elevation and recovering roof with plain clay tiles.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Building is located on boundary.
SITE CHARACTERISTICS	Barns have cobble, flint and weatherboarded elevations and corrugated metal roof. Toddington House has flint elevations and plain tile roof. Sections of boarding are missing and moving in places and are in a poor state of repair. Part of roof is covered by an inner sheet of plastic. No divisions exist within the barn at present.
CHARACTER OF LOCALITY	Predominantly residential. Characterised by mainly detached dwellings of varying design fronting Toddington Lane.

RELEVANT SITE HISTORY

LU/217/94/L	Application for Listed Building Consent for re-instatement of first floor accommodation to existing dwelling.	Approve Cond 21-10-1994
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LU/86/10/L	Application for Listed Building Consent for internal and external alterations to converted barn.	Approve 17-05-2010
LU/66/82/LB	Change of use conversion of outbuilding to residential use	Approve Cond 21-04-1982

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

One letter of objection relating to parking of skips on verge causing damage to verge making it ugly, danger to pedestrians, rubbish left by contractors, damage to water pipes, grass verge is not a parking area.

Comments on Representations received:

These comments are not relevant considerations in relation to this proposal for Listed Building Consent. They largely concern damage and parking on the verge which is a County Highway matter.

CONSULTATIONS

West Sussex - Listed Building

Consultations responses received:

Historic Buildings Adviser - Barn is in a poor physical state. The change of use to B1 office use will be appropriate and help its retention.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPB6	Management of the Historic Environment
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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.

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 barn is located within the curtilage of the Grade II Listed Building Toddington House. It is referred to in the listing description and is a typical Sussex barn.

The proposed works comprise:

- Recovering the roof with plain clay tiles with associated insulation.
- Repairing and recladding timber walling with associated insulation.
- Repairing cobbled walling structure.
- Reform buttresses flanking barn doors on southeast elevation.
- Insertion of glazed screens within barn doors, appropriately hinged to allow opening for natural daylight.
- Extend former stables with minor infill wall.

The internal works consist of:

- Insertion of stairs at north and south ends of the building.
- Insertion of first floor at north and south ends of the building, with void in the centre, glazed screens providing walling to two upper floor conference areas.
- Addition of kitchen at northern end of the barn.
- Reconfiguring internal arrangement of former stables (the subject of planning and listed building consents LU/85/10 and LU/86/10) to provide WCs and reception areas to serve office.

The alterations would enhance the appearance of the barn.

The change to a plain clay tile roof and strengthening and repair would visually restore the building. The corrugated roof is not original and the weatherboarding is deteriorating, some gaps are present.

The proposed alterations to the openings and provision of new would be of appropriate design and materials and would not adversely affect its character or integrity. The provision of a first

floor at the north and south ends of the building retains a central void to ensure the important internal open space is not adversely compromised.

The proposal represents an opportunity to secure the retention and future maintenance of a Listed Building which is showing signs of disrepair. The proposed alterations are therefore acceptable and the application is 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 Precise details of the replacement and new openings and windows hereby permitted shall be submitted to and approved by the Local Planning Authority, prior to development taking place, and the details so approved shall be used in the conversion works hereby approved.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with PPS5.

- 3 No development shall be carried out unless and until precise details of the replacement tiles have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the reroofing of the building.

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.

- 4 **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 and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

SOUTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1,PPS5

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