

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

REF NO: LU/48/17/L

LOCATION: Toddington House
Toddington Lane
Littlehampton

PROPOSAL: Application for Listed Building Consent for new vehicular access with lych gate & sliding gates

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The vehicular access to the site is existing and is gated. The proposal seeks consent for a lych gate comprising cedar shingles and a green oak frame and painted timber sliding gates which are 80cm higher than the existing.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

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

	demolition of single storey pantry to north elevation and erection of kitchen extension.	03-10-2013
LU/322/13/L	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).	ApproveConditionally 09-12-2013
LU/378/82/LB	Application for Listed Building Consent proposed covered entrance gateway	ApproveConditionally 06-10-1982

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Consultations responses received:

Historic Building Adviser - No Objection. This is slightly unusual though not convinced it is harmful.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January

2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these is taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

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

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

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 listed building has retained its 17th century character and appearance with later additions adding to the further interest of the building, which in most retains its overall character.
The proposal is to provide a lych gate at the existing access point and alter the style of the gates. The alterations would be in keeping with the character and appearance of the building and its extensions and would have no adverse impact on the visual amenities and character of the area. The lych gate would be in keeping with that which exists at the commercial entrance to the south. The application is therefore recommended for approval

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.