

LISTED BUILDING CONSENT REPORT

REF NO: LU/86/10/L

LOCATION: Toddington House
Toddington Lane
Wick Littlehampton

PROPOSAL: Application for Listed Building Consent for internal and external alterations to converted barn.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal relates to internal and external alterations which have taken place to facilitate a change of use within the barn and other outbuildings located within the curtilage of Toddington House which is a listed building. The alterations include constructing walls and ceiling, adding a plasterboard ceiling to the kitchen area and internal stud walls, running an electricity supply behind cladding, a change from a window to a door with a stone cill added, blocking up of a doorway, reduction in size of a window, revealing of roof structure and swapping position of one roof timber for another.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Buildings are located on boundary.
SITE CHARACTERISTICS	Barns have flint elevations and slate roofs. Toddington House has flint elevations and plain tile roof. Car barn has corrugated roof, timber clad elevations. Other building in corner has thatched roof and flint elevations. Buildings that are the subject of the application are located on site boundaries. New skin to roof over kitchen and toilet area. New carpet and flooring at entrance.
CHARACTER OF LOCALITY	Predominately 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
LU/51/95/L	Application for Listed Building Consent for new french doors to replace windows, kitchen alterations and re-positioning of metal screen.	Approve Cond 26-05-1995
LU/66/82/LB	Change of use conversion of outbuilding to residential use	Approve Cond 21-04-1982
LU/358/82/LB	Proposed covered entrance gateway	Approve Cond 06-10-1982
LU/425/83/L	Application for listed building consent to replace existing door up to new level & flint facing to match	Approve Cond 26-10-1983

REPRESENTATIONS**Representations received:**

Littlehampton Town Council

No objections.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building

Consultations responses received:

Historic Buildings Adviser - Works to barn are not excessive and do not adversely affect the fabric and style of the building.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	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."

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 buildings are located within the curtilage of the Grade II Listed Building Toddington House. The buildings are referred to in the listing description. The application is retrospective.

The alterations were undertaken approximately 10 years ago. It is considered that the alterations have been sympathetically undertaken and have respected the character and appearance of the building. The new materials match the existing. The alterations are therefore acceptable and the application is recommended for approval subject to the following conditions.

RECOMMENDATION

APPROVE

- 1 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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 its character or appearance 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 22 and full reasons

appear in the Officer report.