

APPLICATION REF: LY/6/07/L**LISTED BUILDING CONSENT REPORT**

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent for replacement of defective beam and joisted first floor structure to one room, Calcetto Cottage, Crossbush Lane, Crossbush, Lyminster.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 0.228 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Slightly raised to the north.
TREES	None affected.
BOUNDARY TREATMENT	South boundary onto Crossbush Lane has brick wall painted white approximately 1.8m in height, front west boundary has wall + close boarded fencing approximately 1.8m in height, rear east boundary has flint wall approximately 1.8m in height.
SITE CHARACTERISTICS	Grade II Listed Building. Detached two storey dwelling with single storey addition on north side and outhouse in rear garden. The walls are faced with flints & brick dressings and quoins now painted white, thatched roof on two storey element, slate roof on single storey element. Plaque on front of property dated 1821.
CHARACTER OF LOCALITY	A predominantly rural residential road (formerly main A27) leading through Crossbush Village. Properties are detached, semi-detached and terraced of various styles and designs. With the exception of Southview to the east the property is surrounded by open land.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LY/4/60	Alterations and additions.	Approved/Conditionally 22-07-1960.
LY/8/61	Provision of new windows.	Approved/Conditionally 08-06-1961.
LY/7/67	Garage.	Approved/Conditionally 07-06-1967.
LY/26/68	Conservatory	Approved/Conditionally 19-12-1968.
LY/16/73	Addition of dining room, change position of existing garage.	Approved/Conditionally 22-10-1973.

APPLICATION REF: LY/6/07/L**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
LY/2/93/L	Application for Listed Building Consent for demolition of existing sun room, prefabricates garage and shed. Alterations to existing building and single storey extension to provide kitchen and conservatory with new car port.	Approved/Conditionally 16-04-1993.
LY/10/06	New stables for private use.	Approved/Conditionally 25-05-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Lyminster Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design	This is a well considered proposal which we can support.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built Up Area Boundary Within Area of Outstanding Natural Beauty Listed Building Grade II Area of Special Control for Advertisements PDR restriction on LY/10/06 for stables.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH1, CH2, CH5 Arun District Local Plan : GEN3, GEN7, AREA9, DEV5, DEV11
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PLANNING POLICY GUIDANCE

PPS1 – Delivering Sustainable Development PPG15 – Planning and the Historic Environment

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.
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COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None.

APPLICATION REF: LY/6/07/L**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 16(2) 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 would have no materially adverse effect on the setting or special architectural or historic interest 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 proposal is to replace the existing primary beam and replace the existing joists above the dining room. At the present time the beam is machine sawn softwood and the joists are a mixture of chestnut and other timber which has been repaired/replaced over many years and also shows signs of beetle infestation to the joists. The majority of the beam and joisted floor structure does not seem to be of original construction and due to the inadequate depth of the beam and joists for the span there is a deflection in the floor as the joist ends have become loose within the external walls and lateral loading is being exerted onto the external walls.

The proposal is to replace the beam and floor joists in oak with a similar layout to that existing to achieve a greater strength.

It is not considered that the internal alterations would detract from the special architectural appearance or historic interest of the building and County Design have raised no objection to the proposal.

Therefore, it is recommended that Listed Building Consent should be granted, subject to the conditions set out overleaf.



LYMINSTER

LY/6/07/L

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for replacement of defective beam and
joisted first floor structure to one room

Calcetto Cottage
Crossbush Lane
Crossbush
Arundel

RECOMMENDATION

Approve Conditions

- 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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies CH5 of the West Sussex Structure Plan, GEN7 and DEV10 of the Arun District Local Plan.
- 3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

