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

REF NO: **M/73/14/L**

LOCATION: Ancton Manor
Ancton Lane
Middleton On Sea

PROPOSAL: Application for Listed Building Consent to replace 4No. georgian style windows on south elevation (rear) with Georgian lights with casement openings & fanlights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application relates to the replacement of 4 windows on the rear elevation of the dwelling. Two at first floor and 2 at ground floor. The windows would be painted white to match existing.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITIY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Detached 2 storey dwelling in large grounds. The rear elevation has tile hanging at first floor level and painted render to the lower section of the elevation.
CHARACTER OF LOCALITY	Predominantly rural. Fields opposite and

RELEVANT SITE HISTORY

M/7/90/L	Application for Listed Building Consent for the erection of an ancillary building in the form of a conservatory.	ApproveConditionally 29-05-1990
M/72/14/HH	Replace boiler with external eco condensing boiler to rear	Withdrawn 03-11-2014
M/75/13/L	Application for listed building consent to replace 3 No existing PVCu windows with traditional wooden, multi-paned windows	Approve

REPRESENTATIONS

Representations received:

Middleton Parish Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser

No Objection - On the basis that the windows are timber flush casements and the boiler is white.

Comments on Consultation responses:

Comments noted. The boiler could not be provided in white and has therefore been deleted from the application.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7	The Form of New Development
Publication Version of the Local Plan (October 2014):	HER DM1	Listed Buildings
	HER SP1	The Historic Environment

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework

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.

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 in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

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

statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton

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 or the character of the Conservation Area.

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 application has been amended from its original form by the deletion of an external boiler. The 4 windows are located on the rear (south) elevation of the building.
The proposed replacement timber windows would match the existing in terms of their design, style and appearance. They would also be located within a later extension, not the dwelling as originally constructed. It is considered that they would have no adverse effect on the character or appearance of the listed building.
The application is therefore 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 The windows shall be timber flush casements painted white to match the colour of the existing windows.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.