

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

REF NO: PO/1/22/L

LOCATION: Christmas Cottage
233 Poling Street
Poling
BN18 9PU

PROPOSAL: Listed building consent for the replacement of 6 No windows, removal of Artex on interior walls and ceilings, repainting of external elevations and replacement of fireplace.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks the replacement of 7 windows, the replacement of the painted render finish of the building and removal of interior artex finish to walls and ceiling and replacement of fireplace.
SITE CHARACTERISTICS	Christmas Cottage forms part of a terraced building which now houses 3 dwellings - Woodpecker Cottage, Shepherds Cottage and Christmas Cottage. Whilst the building was originally an Lshaped C.18 farmhouse it subdivided in the 1970's, and refaced and modernised at some point. The building is two storeys, stuccoed with a hipped tiled roof. Modern casement windows are present along with two modern porches. The east wall is faced with flints. Even though there has been some modern alterations to the building, it still plays an important role in the character and appearance of the street. The building is a Grade II Listed Building is also located within the Poling Conservation Area.
CHARACTER OF LOCALITY	Poling contains two Conservation Areas which includes the original medieval settlement Of Poling with the Manor House and St. Nicholas Church, an important and imposing group of buildings. Mature landscaping and flint and brick walling are important features of the area. The second Conservation Area (in which this building is located) Includes a group of attractive listed and other buildings, some dating to the C.17. Although street fronted there is an informality of layout with an interesting variety of local materials; flint, clay tiles and particularly thatch.

RELEVANT SITE HISTORY

PO/10/72

Alterations And New Drainage

ApproveConditionally
26-01-73

REPORT_1011(ODB)

PO/11/70

Conversion Of Three Cottages Into Two Together With
DrainageApproveConditionally
22-01-71**REPRESENTATIONS**

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No harm.

- Fireplace and artex are modern features which detract from the historical significance of the building, their removal can be supported.

- Windows are modern replacements (some double glazed) and beyond repair, then the installation of slim-line double glazing acceptable (where double glazing already exists) The style and form of proposed windows would require the existing details of the windows to be replicated, including the existing reveal depths to the window openings which would need to be maintained. Further details of the glazing and the replacement windows would be required if you are minded to approve this application (such as sections provided at an appropriate scale).

- The removal and replacement of external paint work on all three elevations is positive as I note that it is suspected that an impermeable paint has been used on the cottage, resulting in cracks and damp. The existing paint would need to be carefully removed so as to not cause harm to the building and the finish and colour of the new external paintwork, sympathetic to the adjoining property.

Conservation Area Advisory Panel - No Objection

- The grant of any Listed Building Consent should be conditional upon all details of joinery, and all other materials

used in the repairs being submitted for approval, particularly the windows which, although painted timber, appear to involve double glazed units (slimline double glazing panes would be preferable). The existing reveal depths to the window openings also need to be maintained. It is important that all the works, especially the finish and colour of the new external paintwork, are sympathetic to the adjoining property.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade 2

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

HERDM1 HER DM1 Listed Buildings
HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans.

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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.

CONCLUSIONS**PRINCIPLE**

The key policies are deemed to be HER DM1 and HER SP1 of the Arun Local Plan. Additionally, the National Planning Policy Framework is of relevance.

The proposal seeks the replacement of seven windows, two to the north elevation, three to the west and two to the south. Additionally, it proposes the removal of a rendered painted finish externally to all elevations, the removal of modern artex ceiling and wall finishes and the replacement of a modern 1970's (approx.) fireplace internally.

The artex and fireplace are modern features, it is suspected that the finish to the building is not original but a replacement of the original finish during the conversion works in the 1970's. This is supported in the listing details. The windows, some of which are double glazed are also noted as modern replacements.

HERITAGE IMPACT ASSESSMENT

Policy HER DM1 relates to listed buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the historic integrity of the buildings exterior or interior and where possible enhance the setting of the building.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local

Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Chapter 16 of the NPPF paragraphs 194, 195, 197 and 199 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

Para 195 requires the LPA to consider the significance of the impact upon the heritage asset. The development has limited impact upon the significance of the asset and does not cause harm. This is due to the nature of the works which are sympathetic to the property and predominantly replacing unsympathetic alterations. Paragraph 194 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. The proposal includes a heritage statement which meets these requirements.

In this instance, it is considered that the proposed development does not cause harm to the Listed Building. The works will assist in the long term retention and preservation of the heritage asset and are reversible. With window and external finish details conditioned there would be no adverse impact on the integrity and character of the listed building. It has been confirmed by the conservation officer that the works to the building will not cause harm to the significance of the heritage asset and as a result the proposal is in accordance with HER DM1 and advice in NPPF in that it is considered to protect and enhance the special historic and architectural character of the building.

SUMMARY

It is considered that the application is in accordance with the relevant policies in the Development Plan, and therefore should be approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 development hereby approved shall be carried out in accordance with the following approved documents;

- Location Plan
- Block Plan
- North, West and South Elevations
- Design and Access Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM1 of the Arun Local Plan.

- 3 Prior to the works to the windows a schedule of materials and finishes to be used for the proposed windows (including glazing details) shall be submitted to and approved by the Local Planning Authority and the materials and design so approved shall be used in the construction of the windows. Particular care being taken to reproduce the style and material of the timber window frames and casements, the arrangement of glazing bars, the set-back of the frames from the external wall face, the window cills and the colour, texture and form of masonry arches over the openings where applicable.

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 HER DM1 of the Arun Local Plan.

- 4 Prior to the removal of the existing painted finish takes place a schedule of materials and finishes to be used for external walls of the building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan.

- 5 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 HER DM1 of the Arun Local Plan and the NPPF.

- 6 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 HER DM1 of the Arun Local Plan and the NPPF .