

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

REF NO: PO/3/21/L

LOCATION: Peckhams
Poling Street
Poling
BN18 9PT

PROPOSAL: Replacement of four timber windows on a 'like-for-like' basis, two vertical sliding sashes on the side (west) elevation and two casements on the rear (south) elevation. (This application affects the setting of a listed building).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks listed building consent for the replacement of four windows of the existing windows. The two on the side (west) elevation are vertical timber sliding sashes and the two on the rear (south) elevation are casements. All windows are currently single glazed.

It is proposed that the windows will be replaced on an exact 'like-for-like' replacement and will replicate the existing timber section sizes and sight lines in its entirety. The intention would be to introduce slender fit Ultra-light Heritage system double glazing using a 4-4-4 unit.

SITE CHARACTERISTICS The application dwelling is a former farmhouse. The main western part was constructed circa 1405, alterations took place in 1650. Peckhams was re-fronted in the C18, when it was also extended to the east. It is set in an enclosed garden to the south and surrounded by a number of farm buildings, including one immediately to the south-east.

CHARACTER OF LOCALITY Predominantly rural characterised by older style detached sporadic dwellings fronting Poling Street.

REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The proposed glazing system is minimal and has been approved in other buildings in the district. A section of the windows has not been provided, which means that it is not possible to understand if the glazed units would form a series of separate units or one with applied glazing bars. The latter would not be appropriate for a listed building or these windows. Details of the section/glazing bars could be provided to the LPA if you are minded to approve the application.

COMMENTS ON CONSULTATION RESPONSES:

Comments 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 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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

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.

HERITAGE IMPACT ASSESSMENT

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. Paragraph 189 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 is for four replacement windows to the listed building. These windows would include the heritage style double glazed units. Of the four windows to be replaced, the two on the side (west) elevation are vertical timber sliding sashes, whilst the two on the rear (south) elevation are casements. All windows are currently single glazed. It is noted that the heritage statement identifies that the applicants consider that it is uneconomical to carry out further repairs to the defective windows and therefore more appropriate to carry to full replacement. No information has been submitted in this respect and it is assumed that they are beyond repair. given that they have been repaired in the past.

In this instance, it is considered that the proposed development does not cause harm to the Listed Building. This is due to the modest scale of the alterations and the proposed design, and the position of them on the Listed Building itself and that a lot of the works will assist in the long term retention and preservation of the heritage asset. With cross section details of the windows conditioned there would be no adverse impact on the integrity and character of the listed 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 No development shall commence until sectional details through the windows indicating section/glazing bars have been submitted to and approved by the Local Planning Authority and the replacement windows shall be installed in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with policy HER DM1 of the Arun Local Plan and the NPPF.
- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.