

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

REF NO: PO/7/22/L

LOCATION: St Johns Cottage
Poling Street
Poling
BN18 9PS

PROPOSAL: Listed building consent for the erection of single storey side and rear extension, replacement garage building following the demolition of existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension measures approx. 11m wide by 6.5m deep and be constructed in flint to the west elevation, charred timber cladding and glazing to the other elevations. The flat roof will a green roof. The extension will sit to the northeast of the host dwelling. The proposed garage measures approx. 11m deep by 6.5m wide and is 5.5m high. A similar structure was approved in 2012 under PO/1/12/. It is also proposed to undertake other minor alterations, mainly concerning the replacement and rethatching of the roof which is beyond repair, blocking up of the external northern door, removal of modern internal studwork and plastered ceilings to the first floor and alterations to the southern 'outshot'. This is a resubmission of PO/11/21/HH and PO/7/22/L further to their withdrawal. Amendments have been made to the scheme based on comments received from the Conservation Area Officer for the previous applications.
BOUNDARY TREATMENT	Fence/mature planting.
SITE CHARACTERISTICS	Residential - 16 century Grade II Listed Building. Built as a 3 bay timber-framed cottage with unglazed mullion windows. Flint with brick quoins, exposed timber-frame with thatched roof.
CHARACTER OF LOCALITY	Rural Location, residential properties to the north only, agricultural land to the east and south.

RELEVANT SITE HISTORY

PO/6/22/HH	Erection of single storey side and rear extension, replacement garage building following the demolition of existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations. (This application may affect the setting of a listed building).	
PO/11/21/HH	Erection of single storey side and rear extension, replacement garage building following the demolition of existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations. (This application may affect the setting of a listed building)	Withdrawn 12-01-22
PO/12/21/L	Listed building consent for the erection of single storey side and rear extension, replacement garage building following the demolition of existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations.	Withdrawn 12-01-22
PO/1/12/	Demolition of existing 1950's garage & outbuilding. Replace with a garage & workshop with a bedroom over for use ancillary to the main dwelling	ApproveConditionally 06-06-12
PO/5/04/	Demolition of 1950's garage and outbuilding. Replace with a garage workshop with a bedroom over for use ancillary to the main house. (Re-resubmission of PO/12/03)	ApproveConditionally 09-07-04

Noted. This application seeks to address the issues raised to the previously submitted and withdrawn applications PO/11/21/HH and PO/7/22/L.

REPRESENTATIONS

3 letters from neighbours - 2 Support 1 No objection.
 - Good example of retention of heritage building for future occupiers.
 - Careful consideration of the heritage building with sympathetic modernisation.

1 letter from neighbour - Objection.

- Proposed extensions will dwarf existing building, not subservient.
- Proposed appears as an alien form in the setting.
- How will the proposal protect the Listed Building.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building.

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 of the Grade II Listed Building.

CONCLUSIONS

PRINCIPLE

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 building's exterior or interior and where possible enhance the setting of the building.

Chapter 16 of the NPPF paragraphs 194, 195, 197, 199 and 202 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and its weight against public benefits of the proposal.

In accordance with paras. 194 and 195 of the NPPF the application has provided a Heritage Statement outlining the significance of the heritage asset effected. It is noted as being 'a good example of a post-medieval transitional house that possess significant evidential and historical value.' The LPA identifies the dwelling as a building of architectural and historical significance and that the proposal results in less than substance harm to the significance of that building.

Given the reduction in size and unassuming design of the proposed extension, its positioning to the very rear corner of the building and the preservation of the primary (western) elevation and the northern elevation, the proposal is acceptable. Furthermore, by building the proposed extension from materials which are complementary yet with a modern design, the proposed extensions are seen as a separate entity to the historical fabric of the host dwelling.

The garage, although large has been sensitively designed to be built from appropriate materials and has been set further back in the plot (when compared to the previous application) thus greater views of the southern elevation of the host dwelling are opened-up. The removal of the 1950s garage is seen in a positive light as it does nothing to improve the aesthetics of the site.

A comprehensive assessment of the timber has been provided by the applicant. It provides details of the timbers within the roof which are to be retained/replaced or that are not of historical significance. Given the extent of the timber no longer fit for purpose and the existing poor condition of the thatch, the almost wholesale replacement will prevent the building falling into disrepair and retain it as a dwelling for future occupiers.

The blocking up yet retention of the fabric of the door allows the internal space to function for the occupiers without removing the historical fabric. Additionally, the removal of the modern first floor ceilings, modern stud work and reconfiguration of the north staircase (modern) and slight alterations to the southern staircase, will enhance the character of the building. Conditions will be added so that the works to the staircases can be fully considered.

The rebuilding of the southern section, although not an original feature of the house, will enhance the character and significance of items, such as the mullion window frames within the building. Currently this section is unsympathetic with modern windows and an enclosed roof structure. The installation of windows, simplistic in design, of a similar scale to those which already exist in the host dwelling will not negatively impact the host dwelling.

As less than substantial harm on the heritage asset is declared, it is necessary under para 202 of the NPPF to weigh this against the public benefit of the proposal. The replacement roof and roof covering are essential to the preservation of the building and will retain it for future use. Furthermore, the proposed treatment of the roof covering is respectful of the host dwelling and its historical significance.

The other works are limited to modern or non-original features and will allow the significance of lost aspect of the heritage asset to be re-established, i.e., the mullion windows the character of the bays within the barn, as such the accord with the relevant paragraphs of the NPPF and accord with Policy HER DM1 of the Arun Local Plan.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 plans and documents:

- Location and Site Plan 100
- Proposed Roof Plan 201
- Proposed Elevations 302
- Proposed Elevations 303

- Proposed Elevations 301
- Proposed Floor Plans 200
- Proposed Garage Plans 203
- Existing and Proposed Material schedule
- Heritage Statement
- Design and Access Statement
- Timber Condition Report.

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

- 3 No works above DPC level are to commence to the approved extension without details of the glazed roof joining the existing building with the proposed extension, including details of affixation to the existing fabric and sections through have been submitted to and approved by the Local Planning Authority and the glazed roof 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.

- 4 Works to the staircases shall not commence until detailed drawings of the staircases and any new joinery contained therein, at an appropriate scale, have been submitted to and approved by the Local Planning Authority and the replacement staircases shall be installed in accordance with the approved details. Where possible it is recommended to match exactly the materials, dimensions finish and profiles on the existing original stairs.

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 policies HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 5 The external door to the northern elevation and the mullion windows to the southern elevation, must not be removed or altered, other than to block up the door way internally, without the prior written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the Listed Building and its features of architectural interest in accordance with policy HER DM1 of the Arun Local Plan.

- 6 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.

- 7 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 .

- 8 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.