

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

REF NO: PO/8/21/L

LOCATION: Peckhams
Poling Street
Poling
BN18 9PT

PROPOSAL: Listed building consent for the renovation of stable block to create a single storey timber framed barn style building for home office use with lean-to extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to refurbish the existing stable block for use as a home office. The main features are the flint walling to two elevations and the oak framing to the front elevation, currently boarded over with black stained feather edge boarding. The roof structure has been previously replaced with softwood members and is covered with natural slate. A lean-to extension is proposed on the eastern elevation to provide a bike store for any guests.
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. The stable block is curtilage listed and located to the rear of the main dwelling.
CHARACTER OF LOCALITY	Predominantly rural characterised by older style detached sporadic dwellings fronting Poling Street.

RELEVANT SITE HISTORY

PO/3/21/L	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).	ApproveConditionally 19-05-21
PO/2/01/L	Application for Listed Building Consent for the demolition of prefabricated concrete garage, metal barn & concrete bases. Construction of new garage, open store and gravel parking area.	ApproveConditionally 27-07-01

REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No Objection

The proposed retention, refurbishment and re-use of the building is positive. It is also positive to see that the intention is for the front elevation to remain fairly simple in appearance with three openings. However, clarification is required regarding the retained timber frame to the front elevation and if the existing staddle stones will be re-used. It would help to understand how the wood is to be treated, and further details of the windows/doors. Details of both of these can be provided for by way of condition. The proposed internal alterations appear to be reversible and are therefore acceptable. It would help to understand if the rooms are to be left open to the roof void. The addition of the bike store is carefully considered and will not harm the significance of the structure. My suggestion would be that the former external wall is left untreated so that it can still be seen/understood.

Careful consideration would also need to be given to any potential landscaping which could be necessary in order to facilitate such a use. I am thinking of the need for any hard standings or pavements and planting.

The proposed change of use will not cause harm to the significance of the barn, nor the setting of the main listed building provided the detailed design of the alterations is acceptable.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Additional plans have been submitted detailing the retention of the straddle stones and referencing relocation of timber panels in order to accommodate the large central glazed area and a cross section to identify that the roof area is to remain open.

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
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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.

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 is for conversion of the existing stable into a flexible home office for the occupants at Peckhams. The office layout provides space for family members to have individual office areas including a central area for them to host meeting. The design will propose alterations mainly to the southern elevation so to preserve the other elevation constructed in flint.

The building comprises a late 18th or early 19th century single storey enclosed structure. The North and East elevations are coursed flint walling with brick quoins. The West elevation is solid brickwork in garden wall bond. The South elevation is currently clad in horizontal feather edge boarding stained black with three stable door openings. This originally comprised five bays with timber posts set onto staddle stones, the timber posts and staddle stones are still intact behind the timber boarding.

The building is situated in the North East corner of what would have been a yard for livestock. The yard is currently enclosed on all sides, save for a section of wall missing to the South West corner, by a solid coursed flint wall with rounded copings. Historic mapping shows the yard to have been well utilised with farm buildings (see map extract from 1896) and as recently as 1946.

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.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. 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 the works will assist in the long term retention and preservation of the heritage asset and are reversible. With window and door details conditioned there would be no adverse impact on the integrity and character of the listed building. The later plans show retention and relocation of the straddle stones and an open ceiling. 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 Prior to installation of any new windows and doors and treatment of any of the existing wood features details of wood treatment and new windows and doors shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.