

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

REF NO: P/105/12/L

LOCATION: Church Farm Holiday Village
Church Lane
Pagham

PROPOSAL: Application for Listed Building Consent for the refurbishment of existing launderette

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for Listed Building consent to remove the existing wall and floor finishes, remove the existing washing and drying machines and replace with new finishes and machines.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The building is at the entrance to the site and is a two storey red and grey brick building with tiled roof. Internally the building has been laid out for a laundry and club house for the use by the owners of the caravans.
CHARACTER OF LOCALITY	Semi rural location, close to the sea.

RELEVANT SITE HISTORY

P/105/09/L	Listed Building Consent for internal alterations to listed building at entrance to Church Farm Holiday Park.	Approve Conditionally 18-12-2009
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REPRESENTATIONS

Representations received:

Pagham Parish Council
No objection.

Others:
None

Comments on Representations received:

Noted.

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

Historic Buildings Advisor:

No objection on the basis that there is no harm to the fabric of the building.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside the Built up Area Boundary
Listed Building Grade II
Archeological Interest
Scientific Interest
Southern Water Interest
Tree Preservation Order
Article 4 Direction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

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

PRINCIPLE:

The building is a Listed Building Grade II therefore any development must not damage the special architectural or history character of the building.

PROPOSAL:

The proposal is to re-vamp the existing laundry which is located on the ground floor of the building. Currently the walls are clad with timber and the floor is vinyl covered. These will be replaced with white plasric sheet wall finish and non slip vinyl flooring.

NATIONAL PLANNING POLICY FRAMEWORK:

Paragraph 129 states that local planning authorities should identify and assess the particular significance of any heritage asset to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

EFFECTS ON THE LISTED BUILDING:

The above proposal will remove one set of cladding and replace with new cladding which will not disturb the fabric of the building. The replacement machines will be built into the new cladding. The existing windows will be retained and one window will be covered with vinyl to conceal the service area. It is considered that these proposal will not adversely affect the integrity of the Listed Building and that the proposal is in accordance with the National Planning Policy Framework.

SUMMARY:

The proposal to up grade the facilities in the existing laundry area are not considered to result in any harm to the intergrity of the fabric of the Listed Building, therefore it is recommended that the application is approved subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

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) 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 none of the following impacts (negative, Neutral or positive) 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).

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 drawing number 3422-001, 3422-101, 3422-200

Reason: For the avoidance of doubt and in the interests of amenity and the environment.

- 3 All new partitions shall be scribed around the existing architectural features affected, including all ornamental plaster mouldings, ceiling cornices, picture rails and skirtings.

Reason: To enable the partitions to be removed at a future date without detriment to the special architectural or historic interest of this listed building in accordance with the National Planning Policy Framework.

- 4 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 the National Planning Policy Framework.

- 5 No structural timbers will be cut, removed or altered, without the prior written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building in accordance with National Planning Policy Framework.