

P/163/07/L**LISTED BUILDING CONSENT REPORT**

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent for the erection of two storey side extension to east gable to provide second bedroom to two end flats. Barton Manor Apartments, Barton Close, Pagham
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for Listed Building Consent for a 3.5m x 6.6m two storey extension to the rear of the building to enable the existing end flats to become 2 bedroom flats.
SITE AREA	2200 sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Fencing to the rear of the property and hedging.
SITE CHARACTERISTICS	2 storey building rendered and painted cream timber windows and casement. Tiled roof. To the front of the site is a flint chapel. The building is converted to 9 flats.
CHARACTER OF LOCALITY	Residential close of bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/6/89/L	Listed Building Consent for proposed change of use to Residential Care home for the elderly.	Approved Conditionally 29.03.89
P/8/91/L	Application for Listed Building Consent for extension to existing Manor House for use as a rest home.	Withdrawn 22.03.91
P/13/91/L	Application for Listed Building Consent for internal alterations.	Approved Conditionally DOE 29.08.91
P/25/91/L	Application for Listed Building Consent for proposed two storey extension for 16 bedrooms for rest home use.	Approved Conditionally 29.05.91
P/26/91/L	Application for Listed Building Consent for extension for 16 bedrooms.	Approved Conditionally 29.05.91
P/54/02/L	Application for Listed Building Consent – proposed alterations to decrease density from 19 bedrooms to 9 self contained flats with swimming pool extension with flat over.	Refused 26.07.02

P/163/07/L**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
P/89/02/L	Application for Listed Building Consent for proposed alterations to decrease density for 19 en suite bedrooms to 9 self contained flats (resubmission of P/54/02/L).	Approved Conditionally 30.10.02

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
District Conservation Officer	The proposed extension is designed to be visually incidental and subordinate to the main building and given its location will not impact adversely on the character or appearance of the Area of Special Character.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Area of Special Character Within Site of Archaeological Interest Listed Building Grade II Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH5, CH7 Arun District Local Plan : AREA1, AREA17, GEN7

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPG 15 - Planning & the Historic Environment
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POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Authority particularly with regard to the effect the historic integrity of the Listed Building.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed.

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COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 16(2) 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."

The proposed extension is a relatively minor extension which will not adversely affect the integrity of the Listed Building.

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

The proposal is for a small scale 2 storey rear extension. The justification for the extension is to provide 2 bedrooms to the two end flats.

Prior to the application, a site meeting to discuss the proposal was held with the County Design Architect and the District Conservation Officer.

The extensions is 3.5m x 6.6m and is well designed to be in keeping with the existing building.

The extension is located to the rear of the site, it is well screened and will not be visible.

It is therefore recommended that the application is granted consent subject to the conditions set out overleaf.



RECOMMENDATION

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PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990**THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990**

RECOMMENDATION

Application Ref: P/163/07/L

1**To Addressee****2****Site Address**

Barton Manor Apartments
Barton Close
BOGNOR REGIS
West Sussex
PO21 4FH

3**Description of Development**

Application for Listed Building Consent for the erection of two storey side extension to East gable to provide second bedrooms to two end flats.

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In pursuance of their powers under this Act and the Regulations the Council GRANT Listed Building Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one month's notice of their intention to carry out the work to English Heritage, Brooklands, 24 Brooklands Avenue, Cambridge. CB2 2BU.

RECOMMENDATION

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- CONDITION 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.

- CONDITION 2** No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 3** All external joinery shall be of painted timber

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan.

- CONDITION 4** The new joinery work shall match exactly the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with policies CH5 of the West Sussex Structure Plan

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH5, CH7

LOCAL PLAN: GEN7, AREA1, AREA17

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs S Leeson