

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

REF NO: P/5/14/L

LOCATION: Church Farm Holiday Village
Church Lane
Pagham

PROPOSAL: Application for Listed Building Consent for the proposed re furbishment of existing gable end to Becket's Barn.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for Listed Building consent to repair and refurbish the gable end of the Becket's Barn building.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A - open site.
SITE CHARACTERISTICS	This concerns the gable end of a building which is used as the caravan and holiday reception within the holiday park site.
CHARACTER OF LOCALITY	Part of a large holiday park complex in a semi-rural location close to the sea.

RELEVANT SITE HISTORY

P/113/89/L	Listed Building Consent for Removal of non-listed extension to south side of listed building to expose facade of listed building and paving of ground area thus exposed.	ApproveConditionally 28-03-1990
P/25/92/L	Application for Listed Building Consent for construction of conservatory extension to create a cafe/bar facility, overlooking outdoor pool.	ApproveConditionally 13-04-1992
P/109/92/L	Application for Listed Building Consent for demolition of workshop and crate store. Alterations to store to create supermarket and shop. Extension to clubroom and new crate store. New entrance to main complex and conversion of supermarket to bar.	ApproveConditionally 10-02-1993

None.

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P/80/94/L	Application for Listed Building Consent for demolition of workshop and crate store. Alterations to store to create supermarket and shop. Extension to clubroom and new crate store, new entrance to main complex and conversion of supermarket to amusements. New food unit and new indoor pool.	ApproveConditionally 08-02-1995
P/50/95/L	Application for Listed Building Consent for proposed new indoor swimming pool and cafe bar extension	ApproveConditionally 08-09-1995
P/72/95/L	Application for Listed Building Consent for new plantroom extension and relocated cellar (Amendment to P/50/95/L)	ApproveConditionally 06-12-1995
P/74/97/L	Application for Listed Building Consent for partial demolition of existing clubroom adjacent to listed building and replacing with new extended clubroom. Works to include new link to listed building	ApproveConditionally 05-11-1997
P/72/99/L	Application for Listed Building consent for relocation of main entry to building complex and upgrade frontage to convenience store	ApproveConditionally 09-11-1999
P/99/07/L	Application for Listed Building consent for proposed extension and alterations to main holiday park complex forming new entrance features, glazed walkway and alterations to shop within the curtilage of a listed building.	ApproveConditionally 28-11-2007
P/86/08/L	Application for Listed Building Consent for the repair & alteration to listed building at entrance to Church Farm Holiday Park, works required to return existing building to a condition commensurate with the listed status.	ApproveConditionally 18-08-2008
P/105/09/L	Listed Building Consent for internal alterations to listed building at entrance to Church Farm Holiday Park.	ApproveConditionally 18-12-2009
P/105/12/L	Application for Listed Building Consent for the refurbishment of existing launderette	ApproveConditionally 27-02-2013

REPRESENTATIONS

Representations received:

Pagham Parish Council

Pagham Parish Council - no objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

Historic Buildings Adviser - no objection. Please condition sample of new feather boarding.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Class C Road;
Grade II listed building;
Permitted development restriction;
Archaeological Interest Area;
Site of Special Scientific Interest;
Outside Built up Area Boundary;
Protected Coast Area;
Special Control of Adverts;
Tree Preservation Order; and
No public sewer.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

Publication Version of the
Local Plan - Excluding the
Spatial Portrait, Employment,
Housing Allocations,
Transport, Monitoring and
Implementation sections
(February 2014):

HER DM1 Listed Buildings

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."

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 no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application proposes the repair/refurbishment of the existing gable end of the Becket's Barn. The old waney edge Oak boarding and felt will be removed, the existing framework treated with woodworm killer and new waney edge oak boarding installed. The application works are not considered to be significant and the Council's Historic Buildings Adviser has raised no objection. On this basis, it is recommended that consent be granted with 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 The development hereby approved shall be carried out in accordance with the following approved plans: SITE LOCATION PLAN DWG 3438-14-100; and SITE BLOCK PLAN

DWG 3438-14-101.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the National Planning Policy Framework.

- 3 No development shall be carried out unless and until a sample of the new feather boarding has been submitted to and approved by the Local Planning Authority and the feather boarding so approved shall be used in the refurbishment of the existing gable end.

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