

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

REF NO: P/75/18/L

LOCATION: Summer Lane Cottage
Summer Lane
Pagham
PO21 4NG

PROPOSAL: Listed building consent to re-thatch & re-ridge thatched roof & clean back elevation roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to re-thatch and re-ridge the roof of the dwelling.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
SITE CHARACTERISTICS	The site is occupied by a Grade II listed building. The dwelling was originally a detached house with Summer Lane Cottage and Martins Cottage originally a single dwelling.
CHARACTER OF LOCALITY	The area is predominantly residential consisting a dwellings of various styles and designs.

RELEVANT SITE HISTORY

P/81/05/L	Application for Listed building consent for replacement of existing gas flue positioned on external wall of bathroom with new flue in order for a new boiler to be installed	ApproveConditionally 07-09-05
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Relevant Planning History Noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
Pagham Parish Council provided no objection to the works.
No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Building Control

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer

- The works will focus on areas of the roof, where the work is most needed. It is noted and supported that the works are to be undertaken on a like for like basis. It reflects the property and immediate neighbour and it is considered the works are in accordance with HERSP1 and HERDM1 of the Arun Local Plan.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed.

Article 4 Direction

Private Street

DEVELOPMENT PLAN POLICES

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 District Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Pagham has an emerging neighbourhood plan in which the application complies with relevant policies.

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 application concerns external works to a Grade II Listed Building. Given the buildings listed status, any alterations should protect and enhance the special historic and architectural character of the building and preserve its setting.

The proposal involves re-thatching the front facing elevation of the dwelling in the best quality combed wheat reed, re-ridge front and back elevations in combed wheat reed, clean down back elevation and to re-wire entire roof in $\frac{3}{4}$ galvanised wire mesh to protect the thatch.

The works are to be undertaken as essential maintenance in order to maintain weatherproofing of the building. The materials used will be a like for like replacement which also reflects the immediate neighbour. The works will retain the appearance of the existing building and as such are not considered to have an adverse impact on the historic character of the listed building and are in accordance with HERSP1 and HERDM1 of the Arun Local Plan.

HUMAN RIGHTS ACT

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
-Block Plan
-Heritage Design and Access statement.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HERDM1 of the Arun Local Plan.

- 3 **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.