

LISTED BUILDING CONSENT REPORT**REF NO:** P/86/08/L**LOCATION:** Church Farm Holiday Park
Pagham**PROPOSAL:** 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.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is to renovate the existing building by removal of unauthorised wiring, pipework and other paraphernalia that have been erected on the building and then to repair and make good the existing building.
SITE AREA	308 sq. m.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	0.8 metre flint wall to road frontage.
SITE CHARACTERISTICS	The existing building comprises a three storey Georgian House (Circa. c17 - c18) with projecting accommodation arranged along the site boundary to the rear. Constructed in red multi brickwork under clay plain tile roof.
CHARACTER OF LOCALITY	The building is part of the existing Church Farm holiday complex.

RELEVANT SITE HISTORY

P/96/07/	Proposed extensions & alterations to main holiday park complex forming: new entrance features, glazed walkway and alterations to shop.	Approve Cond 28-11-2007
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.	Approve Cond 28-11-2007

REPRESENTATIONS**Representations received:**

Pagham Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

The Ancient Monuments Society

Council for British Archeology

The Georgian Group

Soc. Protect. Ancient Buldgs

The Victorian Society

Consultations responses received:

Conservation Officer - No objections

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Class 'C' Road

Within Built-Up Area Boundary

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 CH5	Locational Strategy Buildings of Architectural or historical importance
Arun District Local Plan:	DEV1 GEN7	High Quality Development The Form of New Development

PLANNING POLICY GUIDANCE

PPG15	Planning and the Historic Environment
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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.

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 to renovate the existing Listed Building by removal of wiring, pipework and other paraphernalia that have been added to the building over the years without consent. These proposals have been negotiated with the owners following their planning application for extensions to the adjoining swimming pool complex. The building is also to be renovated by the repair of the brickwork, roof and windows, and be brought back into a more beneficial use to the complex. This will result in the building being visually much better than existing and making a positive contribution to the street scene at the entrance to the holiday complex. It is, therefore, recommended that Listed Building Consent is approved subject to the Conditions set out below.

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 INFORMATIVE:

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

SUMMARY

This listed building consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on the character of the listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH5, LOC1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPG15

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