

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

REF NO: R/125/15/L

LOCATION: Elm Farm
34 The Street
Rustington

PROPOSAL: Application for Listed Building Consent for refurbishment of existing house & creation of 2 annexes within the existing building envelope

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The application seeks approval for the following alterations:

Sand and treat the existing wooden floors with WoCa wood dye; Change radiators to more sympathetic throughout house

Drawing room

Replace the fireplace as not original Install wood-burning stove; Remove picture rail.

Dining room

Remove picture rail; fireplace to be covered up, surround removed to enable the new Kitchen layout; replace coving

Current kitchen

Change of use to dining room. Remove wine rack and cupboard; Install wood-burning stove; remove kitchen units.

Hallway

Remove picture rail; remove dado rail and coving.

Family Room

Install spotlights on tracking system in the modern beams

Study

Change fireplace and install wood-burning stove, remove corner shelving unit and partition between Study / Family room to form new Dining Room. Retain a section of wall to show the position

Existing WC

Remove the existing WC suite - new cloakroom to be created in Laundry room.

Stairs

Change handrail.

Master bedroom

Enlarge en-suite by knocking through into toilet, change suite and tiling and install bath, existing door to be retained, remove wardrobe,

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create double-doors into bedroom 2.

Bedroom 2

Decommission en-suite to create storage area.

Bedroom 3

Replace suite, tiling and floor covering in en-suite.

Bedroom 4/Bathroom

Knock through to create large family bathroom, existing doorway through to Bathroom rehung on outside and retained.

Bedroom 5

Create walkway throughout top floor, remove coving.

Boot room

Block off doors to garage, existing doorway retained and new studwork partition constructed on the annexe side. Create arched double-doors to replace door and window, create boot storage and seating, create wall and create laundry area / Cloakroom. Remove venting for cooker hood.

Downstairs annexe room

Attend to damp issue, using lime mortar, rebuild walls, creating new door and window on other side of room

Downstairs annexe bathroom

Create large bathroom and install bath.

Storage area

Create door and hallway into downstairs annexe.

Garage/laundry to become Ground Floor Annexe. Remove and reposition staircase by removing toilet, create doorway from storage area, move gas and electric meter, create arched glass doors, create kitchen/sitting room for downstairs annexe.

Outside areas

Reinstate archway over Downstairs Annexe entrance, renovate shutters; change colour of shutters and house, remove paint from annexe walls; repair walls and chimneys as necessary using lime mortar; change white paintwork to a more sympathetic colour throughout; remove remaining paint from downstairs annexe bedroom flint walls; repair damaged front flint walls using lime mortar and remove tree stumps as far as able.

Annexe garden split into two.

Repair, remove or rebuild chimney stack.

	Change window into doorway to Upstairs Annexe; create new door and window into ground floor annexe bedroom; seal behind existing window and door to West Elevation and replace the existing window and door. Install gate to secure annexe garden. Upstairs annexe Create new staircase, install oak tie beams to prevent further roof spread. Create new kitchen. Reconfigure bathroom and bedroom to accommodate new staircase.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front flint boundary walling 1m high with trees behind along road frontage approximately 5m high. To side 3m high flint walling.
SITE CHARACTERISTICS	Detached 2 storey dwelling painted rendered and flint elevations with slate roof.
CHARACTER OF LOCALITY	Predominantly residential characterised by mainly detached older style dwellings of varying design

RELEVANT SITE HISTORY

R/124/15/HH	Refurbishment of existing house & creation of 2 annexes within the existing building envelope. This application affects the character & appearance of Rustington Conservation Area	Approve Conditionally 24-07-2015
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REPRESENTATIONS

Representations received:

Rustington Parish Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer
Listed Building Officer

Consultations responses received:

Conservation Area Advisory Committee - No Objection

Historic Building Adviser - No Objection. Whilst this scheme is acceptable we would recommend amending the design of the proposed French doors in the east elevation. These would appear more sympathetic with three horizontal glazing bars to mimic the front.

Otherwise there are no major issues. The fireplaces and features being removed are generally modern and not of merit. Where historic fabric is being impacted, these are limited and justified by the need to alter the spaces slightly. Where this is being done, it is also reversible.

The paint colours are acceptable and do not require conditions.

The timber details are acceptable and do not require conditions

Comments on Consultation responses:

Comments noted. The french door detail has been amended by the agent as requested.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings
HER DM3 Conservation Areas
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. There are no policies in Rustington Neighbourhood Plan specifically relating to this type of development.

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

The proposed alterations would rationalise the layout of the existing dwelling and garage and replace features (many of which are not in sympathy) that have been altered in the past without consent. The alterations to the annexe would not adversely affect the character or appearance of the building and the reinstatement of the arched opening to the front elevation would be a positive contribution to the appearance of the dwelling. The amendments to the layout are also considered to be reversible and therefore acceptable.

The application is recommended for approval subject to the following conditions

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 works shall proceed in accordance with the schedule of paint colours submitted with the application.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with the National Planning Policy Framework.