

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 July 2017 11:11
To: Planning Scanning
Subject: FW: Conservation consultation
Attachments: Rustington The Street 85 (land adj) R.131.17.PL.doc

From: Angela Haywood
Sent: 19 July 2017 11:11
To: Planning.Responses
Subject: Conservation consultation

Please see the attached conservation consultation for Land adjacent to 85 The Street, Rustington R/131/17/PL.

Angela Haywood
Conservation Officer

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	R/131/17/PL
Address	Land Adjacent to Abbots Lodge, 85 The Street, Rustington
Description	New development within the setting of a listed building in a conservation area
Case Officer	David Easton
Date	19 July 2017

Abbots Lodge is a Grade II listed building of the early 19th century and it was originally the Vicarage to the neighbouring St Peter and St Pauls Church. Although somewhat compromised by extensive areas of car-parking, the landscaped setting of the building informs both its status and significance, while also making an important contribution to the special qualities of the Rustington conservation area.

- Impact on the listed building

The former Vicarage was intended to sit within softly landscaped gardens and the quality of the setting has been compromised by the parts fronting The Street being converted into a car-park. However, the openness of the area defined as 'the site' continues to act as a buffer between the historic built form to the west and modern development to the east, and the space is clearly reminiscent of its original garden use. Its undeveloped nature is thus important to an understanding and appreciation of the listed building, and any form of development in such close proximity will diminish the significance of the heritage asset.

Notwithstanding the fundamental objection to development of the site, the assertive form of the new building will compete with - and distract attention from - Abbots Lodge. It is noted that the ridge of the new development is marginally lower than the highest ridge of the listed building. However due to the alignment of the respective ridges, the new development appears dominate the heritage asset and diminish its pre-eminence.

- Impact on the Rustington conservation area

The conservation area boundaries have been set to include the historic group of which Abbots Lodge is part. The gap between the listed building and the modern development to the east lends definition to the eastern edge of the conservation area and acts as a buffer between disparate built forms. Development of the space blurs the distinction between designated and undesignated townscape and

it is thus contrary to Historic England's guidance, which notes that clearly defined boundaries are essential in the designation of a conservation area.

The proposal considerably intensifies the level of development on the edge of the conservation area and the assertive new built form intrudes into views to and from the designated area. Development of the site also results in the loss of a partially landscaped, open space which presently allows views across it from The Street. The proposed development thus harms locally distinctive qualities of the streetscene and in consequence, diminishes the significance of the conservation area as a whole.

- Conclusion

Para 137 of the NPPF states that new development within a conservation area and the setting of a listed building should 'enhance or better reveal' the significance of the designated heritage assets and the present proposal does neither. The construction of a substantial and assertive new building in such close proximity crowds the listed building and harms its significance. Abbots Lodge is an important component of the designated area and harm to a constituent element inevitably diminishes the significance of the area as a whole.

The proposal is thus contrary to Para. 132 of the NPPF, which requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It was noted at pre-application stage that development of the garden to the east of the listed building was fundamentally unacceptable and refusal of the present proposal is strongly recommended in terms of the following Policies:

- Local Plan 2003 Policy Area 2
- Local Plan 2014 Policy HER DM1 & 3.

Angela Haywood
Conservation/Design Officer