

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** R/135/12/L**LOCATION:** Old Barn Cottage
49 Sea Lane
Rustington**PROPOSAL:** Application for Listed Building Consent to erect new pedestrian access into Cudlow Avenue**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is to create a pedestrian opening in the existing flint wall measuring 0.9m in width and the provision of a timber gate to the gap measuring 0.9m in height at its highest point.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Existing pebble flint wall with gapping approximately 1m high behind bushes on Cudlow Avenue frontage and adjacent to road on Sea Lane frontage.
SITE CHARACTERISTICS	Semi-detached 2 storey dwelling. Brick and flint elevations and pitched.
CHARACTER OF LOCALITY	Predominantly residential characterised by detached/semi-detached dwellings of varying design. To south number of retail units fronting Sea Lane with residential uses above.

RELEVANT SITE HISTORY

R/111/97/L	Application for Listed Building Consent to demolish existing substandard two & single storey extensions. Construct new two storey extension & porch, make renovations & repairs to existing including alterations to boundary wall & vehicular access to Cudlow Avenue. Re-align kerb to Cudlow Avenue (Private Road)	Approve Conditionally 02-09-1997
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R/113/97	Demolish substandard two and single storey extensions. Replace with new two storey extension and porch, make renovations and repairs to existing including alterations to boundary wall and vehicular access to Cudlow Avenue. Re-align kerb to Cudlow Avenue.	Approve Conditionally 02-09-1997
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REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser

No objection. Request condition detailing gate design and finish.

Comments on Consultation responses:

Comments noted. An appropriate condition has been imposed.

POLICY CONTEXT

Designation applicable to site:

Class B Road

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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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."

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 opening is limited in extent and retains sufficient flint boundary walling to retain the traditional sense of enclosure of the Listed Building. The provision of a post and rail timber gate within the opening would be in keeping with the style of the property and would match the vehicular access to the east.

The proposal would therefore have no adverse impact on the character or appearance of the Listed Building. 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 No development shall take place unless and until details of the gate design and finish have been submitted to and approved by the Local Planning Authority and the gate shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with National planning Policy Framework.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 or integrity of the listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

SOUTH EAST PLAN: BE6

NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons

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appear in the Officer report.