# LISTED BUILDING CONSENT REPORT

**REF NO:** **R/166/10/L**

**LOCATION:** West Preston Manor
Pigeonhouse Lane
Rustington

**PROPOSAL:** Application for Listed Building Consent for alterations to existing building to form 2No flats. Amendments to internal layout approved under application no R/240/08/L

## SITE AND SURROUNDINGS

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| DESCRIPTION OF APPLICATION | The application seeks internal amendments to the flats previously approved under R/240/08/L. |
| SITE AREA | N/A |
| RESIDENTIAL DEVELOPMENT DEN | N/A |
| TOPOGRAPHY | Predominantly flat |
| TREES | None affected by the proposed development. |
| BOUNDARY TREATMENT | Flint stone walling to Station Road and Pigeonhouse Lane |
| SITE CHARACTERISTICS | Detached 2 storey building, L shaped. Flint faced elevations, red brick window dressings, casement windows. Half hipped slate roof. Exposed brickwork wall in medieval section of building is not to be altered. The building is under construction. |
| CHARACTER OF LOCALITY | Predominantly residential of low density. Within a Conservation Area, various types and styles of residential properties within the locality. Class B Road to north of site. |

## RELEVANT SITE HISTORY

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| R/112/88/L | Application for Listed Building Consent to replace metal framed bay window and cast iron guttering to west elevation using same type of materials as existing. | Approve Cond 01-08-1988 |
| R/162/94/L | Application for Listed Building Consent for demolition of flint and mortar wall (approx. 6ft high X 10ft long) plus replacement with full height (7ft approx) wall in studwork with cladding in stained shiplap. Lean-to building to be used as laundry facility. | Approve Cond 08-02-1995 |

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| R/44/95 | Demolition and re-building of lean-to/laundry facility | Approve Cond 31-05-1995 |
| R/179/95/L | Application for Listed Building Consent for external lift shaft and lift for use by elderly residents in sheltered accommodation. | Approve Cond 15-02-1996 |
| R/51/96 | Improvements to external lighting | Approve Cond 12-04-1996 |
| R/52/96/L | Application for Listed Building Consent for improvements to external lighting | Approve Cond 12-04-1996 |
| R/67/96/L | Application for Listed Building Consent for installation of an internal lift shaft for use by elderly residents in sheltered accommodation. | Approve Cond 08-05-1996 |
| R/24/98/L | Application for Listed Building Consent for internal works to property | Refused 06-04-1998 |
| R/35/99/L | Application for Listed Building Consent for internal alterations to rear corridor on the first floor and the front lounge on the ground floor. | Approve Cond 07-04-1999 |
| R/163/08/ | Change of use from class C2 (residential institutional) use and alterations to form 8 bungalows (with class C3 use) together with the erection of a car barn for six vehicles, parking & open space. | Approve Cond 01-09-2008 |
| R/240/08/L | Application for Listed Building consent for proposed alterations and partial demolition of modern single storey additions. | Approve Cond 17-12-2008 |
| R/239/08/ | Change of use from Class C2 (residential institutional) use & alterations to West Preston Manor, to form 1 No one bed. flat, 1 No two bedroom flat & 2 No three bed. cottages together with the erection of a pair of semi-detached 2 No three bed. dwellings, parking spaces, car barns, cycle storage,refuse bin storage and amenity open space. | Refused 21-01-2009 |

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| R/23/09/ | Change of use from Class C2 (residential institutional) use & alterations to West Preston Manor, to form 1 No one bed. flat, 1 No two bedroom flat & 2 No three bed. cottages together with the erection of 2 detached three bed dwellings, parking spaces, car barns, cycle storage,refuse bin storage and amenity open space (Resubmission of R/239/08) | Approve Cond 23-03-2009 |
| R/61/09/ | Change of use from Class C2 (residential institutional) use and alterations to form 10 bungalows (with Class C3 use) together with the erection of a car-barn for six vehicles, parking, open space and new entrance gates (Amendment to previously approved R/163/08) | Approve Cond 15-05-2009 |
| R/274/09/ | Amendments to planning permission R/23/09 revision to fenestration and internal layout of bungalow | Approve Cond 17-02-2010 |
| R/76/10/L | Application for Listed Building Consent for construction of new glazed link between gatehouse and existing greenhouse | Approve Cond 11-06-2010 |

## REPRESENTATIONS

**Representations received:**

Rustington Parish Council

No objection

1 Letter of Representation:
Residents concerned with the encroachment onto lawn area, and if any restrictions made for this area. Land registry states that nothing is to erected beyond the building line.

**Comments on Representations received:**

Comments on Representation received:
The construction of a footpath and planting are not a consideration of works to a listed building. However, the previous planning approval and Listed Building Consents did not restrict any planting or pathways over the lawn areas. The Land Registry details are a private issue which are not a planning consideration.

## CONSULTATIONS

West Sussex - Listed Building

Conservation Area Advisory Com

**Consultations responses received:**

Conservation Area Advisory Committee:
No comment subject to there being no external alterations.

**Comments on Consultation responses:**

Comments noted. All works proposed are internal.

## POLICY CONTEXT

Designation applicable to site:
Within the built-up area boundary
Grade II Listed Building
Class B Road
Conservation Area

## DEVELOPMENT PLAN POLICIES

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| Arun District Local Plan: | GEN2 | Built-up Area Boundary |
| | GEN7 | The Form of New Development |
| | AREA2 | Conservation Areas |

## PLANNING POLICY GUIDANCE

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| PPS1 | Delivering Sustainable Development |
| PPS5 | Planning for the Historic Environment |

## POLICY COMMENTARY

LISTED
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

LISTED/CA
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 application seeks Listed Building Consent for internal alterations to 2No. flats. The works would result in the introduction of partition walls and a new timber staircase from the ground floor flat into a cellar to be used for storage.

The proposed works as with the previous application R/240/08/L would reflect the floor plan of the building prior to its use as a nursing home. Whilst the works would result in the formation of partition walls at ground and first floor, they are considered to be sympathetic and would not damage the character of the building nor alter the historic floor plans or important features. The

marble fireplace within the ground floor bedroom would be repositioned ensuring the retention of this feature within the building. Also the proposed changes would be of an acceptable design and constructed of appropriate materials to match and maintain the appearance and quality of the original building.

It is therefore recommended that Listed Building Consent is granted 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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment'.

3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policies GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment'.

4 No structural timbers will be cut, removed or altered, without the prior written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building in accordance with policies GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment'.

5 All new partitions shall be scribed around the existing architectural features affected, including all ornamental plaster mouldings, ceiling cornices, picture rails and skirtings.

Reason: To enable the partitions to be removed at a future date without detriment to the special architectural or historic interest of this listed building in accordance with policy GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment'.

7 The reconstruction/making good of the building to complete the execution of the works

for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policies GEN7 of the Arun District Local Plan and Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment'.

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

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS5

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