

LISTED BUILDING CONSENT REPORT**REF NO:** R/183/10/L**LOCATION:** 4 Knightscroft House
Sea Lane
Rustington**PROPOSAL:** Application for listed building consent for replacement external entrance door to first floor flat**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The door has already been installed within an existing porch to the side of the building.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	N/A
BOUNDARY TREATMENT	The rear (western) boundary is marked by an approximately 2 metre high brick wall.
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed two-storey L-shaped building which has brown brick elevations at ground floor level with red tile hanging above. The roof is tiled with gable ends. The building has been sub-divided into a number of flats. A wall and single-storey garage block have been attached to the northern elevation. In turn, a pair of semi-detached bungalows have been attached to the garages. There is a flat roof porch on the northern elevation with an access door serving No. 4 Knightscroft House.
CHARACTER OF LOCALITY	The site is located on a predominantly residential section of a road which is characterised by a mixture of dwellings styles, most of which are detached and set back from the road. There are also 3 and 4-storey blocks of flats nearby. Knightscroft House itself is set well back from the road behind the dwellings that line the road.

RELEVANT SITE HISTORY

R/254/09/L	Application for Listed Building Consent for removal of one internal stud partition, relocate 2 no. doors (back to original positions), re-fit bathroom and relocate kitchen	Approve Cond 05-02-2010
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REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

West Sussex - Listed Building

Consultations responses received:

The door is in a later non-descript porch. It is acceptable.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1
PPS5

Delivering Sustainable Development
Planning for the Historic Environment

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."

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 door has already been installed. It is positioned in a flat roof porch attached to the northern

elevation which is not an original part of the building. The door cannot be seen easily as it is enclosed by a garden wall and more modern garage blocks to the east and north.

It is considered that the door does not produced an adverse impact upon the character and setting of the Grade II Listed building. The frontage of the building has not been affected and the door is installed in a position which is largely hidden from view. The new door has been installed within a more modern porch extension rather than within the original building itself, and it does not result in harm to the setting or the historic reference of the Grade II Listed Building.

It is therefore recommended that Listed Building Consent is granted subject to the following condition.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This consent relates to the following approved plans:-

0132/01;
0132/02;
Site Plan;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 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 and setting of the Grade II Listed Building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7

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.