

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: R/62/19/L

LOCATION: Church Farm Cottage
76-78 The Street
Rustington
BN16 3NR

PROPOSAL: Listed building consent for internal alterations to facilitate the change of use from museum & cafe to single dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for the internal alterations to convert the premises back to its former residential use by removing the studwork partitions at ground floor to create a kitchen/breakfast room.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Building is located on site frontage. Garden area is enclosed by 2m high close boarded fencing.
SITE CHARACTERISTICS	The property is a historic detached cottage with flint elevations and a thatched roof. Detached building in garden has a plain tiled pitched roof and glazed elevations facing garden. Existing timber shed to side
CHARACTER OF LOCALITY	Edge of town centre. Opposite church and between ironing shop and charity shops/restauarant.

RELEVANT SITE HISTORY

R/90/10/L	Application for listed building consent for 1no. non-illuminated external hanging sign with decorative gallows bracket affixed to brickwork of existing building	ApproveConditionally 16-07-10
R/167/07/L	Application for Listed Building Consent for restoration works and alteration for conversion to museum, including provision of disabled access lift	ApproveConditionally 13-08-07
R/36/06/L	Application for Listed Building Consent for proposed alterations, addition of conservatory & craft workshop building	Refused 28-03-06

The application buildings were converted to a museum and tea room in 2007.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council

No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

WSCC Strategic Planning

Environmental Health

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Awaited

COMMENTS ON CONSULTATION RESPONSES:

None.

POLICY CONTEXT

Designation applicable to site:

Listed Building

Adjacent to Conservation Area

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's

Waste and Minerals Plans and Made Neighbourhood Development Plans.

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.

There are no relevant policies within the Neighbourhood Plan relating to listed buildings.

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 proposal relates to minor internal alterations to remove secondary stud work partitioning which subdivides part of the ground floor. The stud work is a recent addition and does not make a positive contribution to the character of the listed building. Its removal would not adversely impact on historic floor plans or the integrity of the building.

When considering heritage assets great weight should be given to their conservation. Any harm requires clear and convincing justification. Where a proposal would lead to less than substantial harm to a designated asset this harm should be weighed against public benefit. A heritage assessment has been submitted within the application. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, given the limited amount of alteration required to facilitate the change of use, it is considered that the proposed development has 'less than substantial harm' upon the local assets. Therefore, Paragraph 196 of the Act applies, which states that where this level of harm is identified, the harm should be weighed against the public benefit of the proposal, including securing its optimum viable use. The proposal would ensure occupation and use of the heritage asset in the long term which would be in the public interest. The proposal would preserve and enhance the historic character of the building in accordance with policy HER DM1 of Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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.