

SL/12/06/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent for change of use from retail to residential including minor alterations to front elevation Manchester House, Church Hill, Slindon
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to alter the front elevation by removing the shop door and steps up to a former full bay window.
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mostly flat. Up on higher ground from the road.
TREES	N/A
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Large house (possibly 2 houses originally) with the front left wing formally used as a shop. The shop window is 2 bay windows with a central entrance door glazed.
CHARACTER OF LOCALITY	Rural village settlement.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Slindon Parish Council	Awaited
None	
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design Architect	There are no problems removing the steps.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty Outside Built-up Area Boundary Within Designated Conservation Area Listed Building Grade II Class C Road

SL/12/06/L

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, LOC2, CH4, CH5
 Arun District Local Plan : GEN3, GEN7, AREA2, DEV10, DEV30

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
 PPG 7 - Sustainable Development in Rural Areas
 PPG 15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the historic fabric of the Listed Building.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 16(2) 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 72(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 there are no detrimental effects on the integrity of the 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 alteration to the front elevation to remove the existing shop door and steps up and replace with a full bow window will not cause any detrimental effects on the integrity of the historic building. The design is in keeping with the existing design of the windows. Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

SLINDON

SL/12/06/L

Application for Listed Building Consent for change of use from retail to residential including minor alterations to front elevation.

Manchester House
Church Hill
Slindon

RECOMMENDATION**Approve Conditions**

- 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 The new joinery work shall match exactly the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

- 3 All external joinery shall be of painted timber

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

SLINDON

SL/12/06/L

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- 4 The openings and windows hereby permitted shall match in all details those existing [in the same elevation as the new openings hereby permitted], particular care being taken to reproduce the style and material of the timber window frames and casements, the arrangement of glazing bars, the set-back of the frames from the external wall face, the window cills and the colour, texture and form of masonry arches over the openings.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

- 5 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 CH5 of the West Sussex Structure Plan, GEN7 and DEV10 of the Arun District Local Plan.