

SL/34/07/L**LISTED BUILDING CONSENT REPORT**

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent for change of use and new garage Manchester House, Church Hill, Slindon
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to provide a new garage. Change of use and fenestration changes have been the subject of previous applications (SL/12/06/L and SL/28/07/L). A 1.8m wall and gates is also proposed.
SITE AREA	N/A
TOPOGRAPHY	Mostly flat, the garden area drops down at the rear, as the site is on a hill.
TREES	N/A
BOUNDARY TREATMENT	The shop area is open onto the road. To side is walling.
SITE CHARACTERISTICS	Brick and flint 2-storey dwelling with empty shop to the side. Currently previous approval is being implemented (SL/12/06/L). Painted cream.
CHARACTER OF LOCALITY	Rural settlement with residential houses, mostly 2-storey. The property was formerly the village shop and the change of use to residential has been previously approved (SL/12/06).

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
SL/12/06/L	Application for Listed Building Consent for change of use from retail to residential including minor alterations to front elevation.	Approved Conditionally
SL/28/07/L	Application for Listed Building Consent for new replacement window to former door opening, reinstatement of historic window and doorway and internal alterations.	Awaited

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Slindon Parish Council	Awaited
Local Groups	None
Others	None

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**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
County Design Architect	Permit – no architectural reason to refuse.
Conservation Area Advisory Committee	No comment.

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

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, CH2, CH4, CH5 Arun District Local Plan : GEN3, GEN7, AREA2, AREA 9
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PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPG 15 - Planning and the Historic Environment	<i>PPS7 - Sustainable Development in Rural Areas</i>
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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 building.
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COMMENT ON CONSULTATION RESPONSES

Noted.

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: <i>"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."</i>
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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 the garage^{wall} and new gates will not cause any detrimental effects on the integrity of the historic 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 proposed new double garage is to the side of the property and is currently used as a car parking area with existing vehicular access. The garage will be positioned 5 metres back from the front of the dwelling and will be behind wooden gates. The gates will be 1.8 metres high and therefore the garage will hardly be visible within the street scene. The land to the rear of the road drops down and the garage will be built partially below ground. The materials are flint with red brick dressing and clay plain tiles to match the existing and therefore would be in keeping with the Listed Building.

There would not be any detrimental effects on the Listed Building; therefore it is recommended that the application is granted consent subject to the conditions set out overleaf.

RECOMMENDATION

SL/34/07/L

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990**THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990**

RECOMMENDATION

Application Ref: SL/34/07/L

1 To Addressee**2 Site Address**

Manchester House
Church Hill
Slindon
Arundel
BN18 0RB

3 Description of Development

Application for Listed Building Consent for change of use and new garage

4 In pursuance of their powers under this Act and the Regulations the Council GRANT Listed Building Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one month's notice of their intention to carry out the work to English Heritage, Brooklands, 24 Brooklands Avenue, Cambridge. CB2 2BU.



RECOMMENDATION

SL/34/07/L

CONDITION 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.

CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed garage been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the garage.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 No development shall be carried out until a schedule of materials has been submitted to, and where so required by the Local Planning Authority sample panels of the flint walling have been constructed on the site, and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the garage.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character, including the Listed building and the Conservation Area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH4, CH5

LOCAL PLAN: GEN7 AREA2

NATIONAL POLICIES: PPS1 PPS7 PPG15

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

Case Officer: Mrs S Leeson