

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition

REF NO: WA/30/17/L

LOCATION: Manor Lodge
The Street
Walberton

PROPOSAL: Application for Listed Building Consent for proposed wall mounted gas meter box to north elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks Listed Building consent for the installation of an gas meter box on the northern elevation of the dwelling.

SITE AREA

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The property abuts the northern boundary of the site with the remaining boundaries consisting primarily of mature planting to approximately 2m in height.

SITE CHARACTERISTICS

The site is occupied by a detached two storey building with brick and render elevations. The site falls within the Walberton Conservation Area and is a Grade II Listed Building.

CHARACTER OF LOCALITY

The character of the locality is predominantly residential and features properties of various designs and styles.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Walberton Parish Council

No Objection - No Comment.

Comments on Representations received:

Noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Conservation Officer:

Manor Lodge is a Grade II listed building of the early 19th century.

The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasized throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation.

The proposed meter box is to be attached to the northern elevation at low level and it will feature in views of the listed building from the public realm. However, of the building's four elevations, the northern is the least important and the modest presence of the meter box will have little impact on the way in which the designated heritage asset is currently experienced.

Although installation of the equipment results in minor loss of historic fabric, it is an entirely reversible intervention which facilitates sustainable use. The proposal causes negligible harm to the significance of the designated heritage asset as a whole and there is no objection in terms of Policy HER DM1.

Conservation Area Advisory Committee:

No objection - would suggest both boxes be painted black so as to be less prominent on the northern elevation of building.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade II

Conservation Area

Within built area boundary

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) AREA2

[Publication Version of the Local Plan \(October 2014\):](#)

[Walberton Neighbourhood Plan Policy 2017 VE4](#)

Conservation Areas

HER DM1 Listed Buildings

HER DM3 Conservation Areas

HER SP1 The Historic Environment

Conservation Areas and Areas of Special Character

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these is taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement

is less than 2 years old

- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

The Walberton Neighbourhood Plan has been made and policy VE4 is considered relevant to the proposed development.

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."

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 has been considered by the Council's Conservation Officer who has stated;

"Although installation of the equipment results in minor loss of historic fabric, it is an entirely reversible intervention which facilitates sustainable use. The proposal causes negligible harm to the significance of the designated heritage asset as a whole and there is no objection in terms of Policy HER DM1."

Therefore, it is considered that the proposal does not result in unacceptably adverse harm to the historic character of the Listed Building. As such, the proposal is recommended for approval subject to the below 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 The development hereby approved shall be carried out in accordance with the following approved plan;

- Proposed Site, Floor Plan and Elevations - 20009-LBA-003

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