

LISTED BUILDING CONSENT REPORT**REF NO:** WA/63/09/L**LOCATION:** Little Box Cottage
The Green
Walberton**PROPOSAL:** Application for Listed Building Consent for alterations to existing annexe & construction of new glazed link to cottage and alterations to existing dwelling to include the addition of two airbricks and replacement joists.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.18 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mature trees and hedging surround the perimeter of the site.
SITE CHARACTERISTICS	The site is a semi-detached two storey dwelling with white painted elevations, timber casement windows and a thatched roof, and is a Grade II Listed Building. The single storey annex building has a slate roof, and a combination of rendered, brick, and stone faced elevations with brick quoins.
CHARACTER OF LOCALITY	The site lies within the Walberton Green Conservation Area, which is predominantly of properties of a traditional style, however there are more modern dwellings to the east of the site.

RELEVANT SITE HISTORY

WA/48/90/L	Application for Listed Building Consent for conservatory to rear of property.	No Dec'n Issued 04-02-1991
WA/10/91/L	Application for Listed Building Consent for conservatory to rear of property	Approve Cond 29-04-1991
WA/14/07/L	Application for Listed building consent for painting exterior of building, Walls - Dulux 'Gardenia', Frames, etc - Dulux 'Country Cream'.	Approve Cond 23-03-2007

WA/38/07/L	Application for Listed Building Consent for removal of existing dividing wall between kitchen & dining room, to be replaced with oak beam. Replacing existing modern joists with oak joists & turning those in dining room 90degrees. Move the existing kitchen into flat roofed extension at rear	Approve Cond 23-05-2007
WA/61/07/L	Application for Listed Building Consent for installation of wood burning stove in main living room including replacement of chimney cowls (x4) and remodelling of current fireplace.	Approve Cond 17-08-2007
WA/14/08/L	Application for Listed Building Consent to demolish front flint wall.	Inc Docs Ret'nd 15-04-2008

REPRESENTATIONS

Representations received:

Walberton Parish Council

Comment: The quality of the drawings does not allow one to see exactly how the glazed link will adjoin the thatched roof of the cottage and we would request that this detail is carefully reviewed by the Listed Building Officer. Reason - so as not to detract from the character of the Listed Building.

Comments on Representations received:

Noted. Please see the response from the Listed Building Consultant below.

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

West Sussex - Listed Building

Consultations responses received:

Conservation Area Advisory Committee:

No Comment

West Sussex County Design Listed Building Consultant:

I make these comments further to our site visit. The glazed extension to the rear of the house to link the substantial rear building is acceptable. This is because the rear addition to the Listed house is 20th Century. The introduction of two ventilation bricks is acceptable.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

DEVELOPMENT PLAN POLICIES

South East Plan: SEPBE6

Management of the Historic Environment

Arun District Local Plan: GEN2

Built-up Area Boundary

GEN7
DEV19
AREA2

The Form of New Development
Extensions to existing residential buildings
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPG15

Delivering Sustainable Development
Planning and 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."

Where the building is located in a Conservation Area, Section 71(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 it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

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

This application seeks Listed Building Consent for the construction of a glazed link between the main dwelling house, 'Little Box Cottage' and its ancillary annex.

The proposed link would be of an irregular shape and would measure, at maximum, approximately 2.5m in length and 2.6m in width. Whilst the side elevations of the proposed link would be predominantly glazed, the roof would be of slate, to match that of the existing annex.

The link would extend from a more recent addition to the house, and as such is not considered to affect a section of the dwelling which is deemed to be a valuable historical asset.

The proposed scheme also seeks to make alterations to the existing annex. This would include the renovation of the eastern and western elevations, and the introduction of a porch and gable over existing French doors on the western elevation, and some minor alterations to the existing fenestrational detail. A conservatory, which is in very poor condition, sits on the southern elevation of the annex, is to be removed, and the wall rebuilt with handmade bricks in Flemish bond with lime mortar; these materials are considered to be much more appropriate than the existing cement-rendered wall.

The proposal would also include the addition of solar panels on the roof of the annex. These would not be visible from the front of the site, and would not be located on the main Grade II Listed dwelling, as such are not considered to compromise the historical integrity of the building.

All joinery is to be of white painted soft wood, to match that of the main dwelling.

Consent for alterations to the main dwelling have also been sought with this application. These alterations would include the replacement of roof beams within the study. The existing are machine made, and are not considered to be an original feature of the building, as such it is not deemed that their replacement would have a significant effect on the character and appearance of the Listed Building. A similar application was approved for similar replacement Oak beams in another of the rooms was approved under WA/38/07/L.

It is also proposed that two air bricks be inserted into the northern elevation of the building, due to a problem with damp, which is affecting the joists and beams within the property.

The West Sussex Listed Building Consultant has visited the site and has raised no objections to the proposed alterations and additions.

It is considered that by reason of its scale, form, design and materials, the proposed link and alterations will not have a significant effect on the character, appearance or historical merit of the Listed Building.

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 No development shall be carried out unless and until samples of the slates and bricks to be used for the proposed development have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan and PPG15.

- 3 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 policy GEN7 of the Arun District Local Plan and PPG15.

- 4 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 policy GEN7 of the Arun District Local Plan and PPG15.

- 5 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan and PPG15.

- 6 This permission relates to the following approved plans;1679/3, 1679/1,1679/2 received 20th October 2009, and 1679/R/1received 4th December 2009.

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.

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

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPG15

SOUTHEAST PLAN: BE6

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