

LISTED BUILDING CONSENT REPORT

REF NO: **WA/8/08/L**

LOCATION: Thatched Cottage
 Hoe Lane
 Binsted

PROPOSAL: Application for Listed Building Consent for replacement annexe building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two-storey free standing modern designed flat roof building with raised seating area to measure (at maximum) approximately; 5.1m in height, 11m in length, and 9.7m in width
SITE AREA	0.105 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly undulating ground, the existing garage is built into ground which drops significantly down to the lane
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mixture of tree screen and fencing
SITE CHARACTERISTICS	Detached concrete two storey garage with storage above. Flat roof. It is cut into the ground by approximately 1.5m. This is to side of the thatched cottage. Agricultural fields surround to north, south, and west.
CHARACTER OF LOCALITY	Rural location with only sporadic housing. Proposal can be seen across open countryside

RELEVANT SITE HISTORY

Reference	Description	Decision
WA/61/01/L	Application for Listed Building Consent for 1) Remove existing grey plastic soil pipe vent and replace with specified flue for installation of aga. 2) Alter windows with single panes to match original small panes (all in wooden beading)	Approve Cond 26-11-2001

REPRESENTATIONS

Representations received:

Walberton Parish Council

Walberton Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

West Sussex - Design Section

The Ancient Monuments Society

Council for British Archeology

The Georgian Group

Soc. Protect. Ancient Buldgs

The Victorian Society

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary

Affects setting of Listed Building

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	CH5 DEV1 LOC2	Buildings of Architectural or historical importance High Quality Development The Countryside
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPG15 PPS1	Planning and the Historic Environment Delivering Sustainable Development
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the architectural and historic interest of 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."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the architectural and historic interest 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 conspicuously modern design of the building ensures the new building remains distinct from the Listed Building thereby preserving its integrity, and a garage building to the far corner of the plot, unattached to and set well away from the main building, is not an untraditional feature to a rural domestic property. As such it is not considered to adversely impact upon the setting of that building. It is therefore recommended that the consent be granted, subject to the conditions set out overleaf.

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 INFORMATIVE:

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

SUMMARY

This Listed Building Consent is granted because it complies with the policies listed below in that the development would not materially affect the architectural or historic character or the Grade II Listed Building, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH5

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPG15

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