

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: Y/155/21/L

LOCATION: Hobbs Farm House
Bilsham Road
Yapton
BN18 0JY

PROPOSAL: Listed building consent for conversion of existing outbuilding to ancillary accommodation to main dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks the conversion of an existing outbuilding for use as ancillary accommodation.
SITE CHARACTERISTICS	The site is occupied by Hobbs Farmhouse which is a large two storey detached property. There are also a number of outbuildings on the site, located to the rear of the host dwelling. There is an access from Bilsham Road and a relatively large duckpond located to the south of the main dwellinghouse.
CHARACTER OF LOCALITY	There are number of converted outbuildings forming Hobbs Court, located to the west of Hobbs Farmhouse. With the exception of these and some dwellings & industrial buildings to the southeast, the character of the surrounding area is rural.

RELEVANT SITE HISTORY

Y/74/18/HH	Conversion of existing outbuilding to ancillary accommodation to main dwelling.	ApproveConditionally 14-12-18
Y/75/18/L	Listed building consent for conversion of existing outbuilding to ancillary accommodation to main dwelling.	ApproveConditionally 13-12-18

Noted.

REPRESENTATIONS

Yapton Parish Council provided no objection.

1 letter of objection received from a nearby occupier.
- Investigations into other outbuilding and their use on site should be undertaken.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. If there are concerns about the use of buildings on site, this should be raised with the enforcement team. The existing outbuildings on site do not impact the proposal.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer

The proposal is to convert an outbuilding to ancillary accommodation to the main dwelling. There are no concerns over a change of use as it will ensure that the building is maintained in a good state of repair, and in use. A good example of this being that the roof frame has clear evidence of repair through the identification of newer materials. However, it is positive that the intention is to re-use existing materials where possible. The layout of the building appears to retain as much of the existing open character as possible including the retention of the existing barn style pedestrian doors, one of which will act as a shutter to the internal space. It is also positive to note that the internal spaces will remain vaulted, which will help to retain the open character of the building. Whilst the creation of an internal opening will lead to the loss of some historic fabric, it is considered that the scale of the loss is such that it will have limited impact upon the building as a whole. The bricks should be kept and retained for use as part of any repairs to the building. Whilst the use of the double glazing is not a concern in this context (utilising the slimmer units), I would want to ensure that the frames, detailing and colours are appropriate for the building, and be designed so that they are as slender as possible,. If minded to approve the application, I would like for a condition regarding the windows/doors, and any other materials to be used in the building.

Historic England - We do not consider that it is necessary for this application to be notified to Historic England.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Outside built up area boundary.

Grade II Listed.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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:

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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The application concerns external works to a Grade II Listed Building. Given the building's listed status, any alterations should protect and enhance the special historic and architectural character of the building, and preserve its setting.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, because the listed building is significant heritage asset proposals should protect the setting of these buildings.

Paragraph 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The farmhouse and the former agricultural buildings are of architectural and historic significance, clearly being part of the development of the hamlet. The heritage assets in this case are of some significance.

Paragraph 195 requires the LPA consider the significance of the impact upon that heritage asset. The existing structure appears as a mixture of older and more recent fabric. The proposal seeks the retention of the open character of the building through its design and seeks to retain many of the materials and existing wooden doors to the front elevation, where possible. The footprint will remain the same and whilst there will be an internal opening the loss of historic fabric is minor and will have a limited impact on the building as a whole. It is intended to remove the existing brickwork roundel. This appears to be constructed from fairly modern bricks and is therefore of no significance.

Following comments from the Conservation officer it is not considered the proposal would harm the significance of the heritage asset and as a result is in accordance with HER DM1 and HERSP1, in that it is considered to protect and enhance the special historic and architectural character of the building.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 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 HER DM1 of the Arun Local Plan and the NPPF.

- 3 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 HER DM1 of the Arun Local Plan and the NPPF .