

LISTED BUILDING CONSENT REPORT**REF NO:** Y/35/11/L**LOCATION:** The Old Cottage
North End Road
Yapton**PROPOSAL:** Application for listed building consent for a proposed second floor bathroom**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 936 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has flint wall + tree screening approximately 2m in height, north side boundary has flint wall approximately 2m in height, south side boundary has flint wall approximately 1.8m in height.
SITE CHARACTERISTICS	Grade II Listed property. Two storey with tiled front porch and attached garage. The property has smooth rendered walls painted white, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Main road comprising a mixture of two storey properties including terraced, detached and semi-detached of various styles and designs.

RELEVANT SITE HISTORY

Y/59/01/L	Application for Listed Building Consent for two new dormers and conservation type rooflight to rear roof slope.	Approve Cond 31-01-2002
Y/23/02/L	Application for Listed Building Consent for installation of damp-proofing system to south and east walls.	Approve Cond 03-05-2002
Y/43/06/L	Application for Listed Building Consent to Replace two of the three French doors in the 1970's extension with windows to match existing.	Approve Cond 07-09-2006

REPRESENTATIONS

Representations received:

Yapton Parish Council

The bathroom has no ventilation or window and will ventilation be provided.

Comments on Representations received:

Parish Council comments noted

The provision of ventilation to the new bathroom will be controlled under the Building Regulations.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Grade II Listed Building

Area of Special Control for Advertisements

Class B Road

No Public Sewer

DEVELOPMENT PLAN POLICIES

South East Plan:

[SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan:

[GEN2](#)

Built-up Area Boundary

[GEN7](#)

The Form of New Development

[DEV19](#)

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS5

Planning for 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

The roof space has previously been converted into living accommodation comprising a lounge/sitting area with bedroom and the application seeks to create a new bathroom. A previous application for rear dormers was approved under Y/59/01/L but this was never implemented.

The existing bedroom area is to be reduced to accommodate the bathroom with new partition walls being constructed of timber studwork with plaster and the existing bedroom doorway removed and re-aligned using existing materials or new matching materials.

The proposed internal works are of a minimal nature and will not affect the external appearance, nor would they harm the character and appearance of the historic building.

It is therefore recommended that Listed Building Consent be granted subject to the following 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 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 policies GEN7 and DEV10 of the Arun District Local Plan.

- 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 policy DEV10 of the Arun District Local Plan.