expires 01.06.09

Development Control – Delegated Officer Report

Application Number: ADC/0119/09 Recommendation - Permit

Site: **The Minstrels Gallery Old Salts Farm Road Lancing West Sussex**

Proposal: **Replacement of 9 rotten sliding sash windows on front elevation with new timber sash windows (with spring balances and 11mm sash glass) (application for listed building consent)**

The Application

The application property is a grade II listed building located within the strategic gap between Shoreham-by-Sea and Lancing. It is located to the east of Old Salts Farm Road at the point where the roads turns northwards having become a rural access track.

The dwelling stands alone with a large hardstanding in front (north) and gardens to the east west and south. The house, a former NHS rehabilitation centre, and former restaurant, is now in private ownership as residential dwellings.

The house is a C18th painted flint two-storey house with 9 front sliding sash windows with full glazing bar details. To the sides and rear the house has been added to with more modern extensions, which have been glazed with replacement 'wood effect' uPVC windows.

The front windows in the house are original timber and are in a poor state of repair, rotting and falling away in places. Permission is sought to replace the windows with timber sash windows, with 11mm thick sash glass and spring balances.

Consultations and Representations

West Sussex County Council: The Conservation Architect states that he met the owner on site and has agreed the design of the replacement windows.

Third Parties: There have been no third party objections to the proposals.

Lancing Parish council: No comments.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7, AB9.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

Policies
Policy AB9 of the Local Plan states that Listed Building Consent will only be granted where the materials to be used are consistent with those originally used, or a re typical of the locality, and do not adversely affect the internal or external appearance or character of the building.

Character of the Listed Building
The proposed new replacement windows are proposed to be like for like replacements in terms of the frame size, opening style and materials. The glazing to be used will be a double glazed unit, however the unit itself is proposed to be only 11mm thick, which will enable the windows to be individually glazed into the proposed glazing bars.

The applicant's agent has sent an additional plan confirming the size and detail of the glazing bars.

Overall it is considered that the replacement windows will not alter the character or external appearance of the listed building and therefore are acceptable.

Recommendation

APPROVE for reason that :-

1PC – (omit WSSP policies)

1. C1Ci
2. C19D
3. C19E
4. C19G
5. The replacement windows hereby approved shall be constructed in timber, with sprung balanced sliding sash mechanism, glazing bars and individually glazed double glazed units 1mm thick, unless otherwise agreed in writing by the LPA.
   Reason: *To preserve the special character of the building and to comply with policy AB9 of the ADLP.*

Case Officer: [redacted] PB 12/5
Date: 12/5/09