Development Management - Delegated Officer Report

Application Number: AWDM/0780/13 Recommendation – Approve

Site: 11 Southwick Street, Southwick, Brighton West Sussex, BN42 4AD

Proposal: Application for Listed Building Consent for internal alterations to existing layout to provide enlarged kitchen/diner and relocate ground floor WC. External alteration to rear elevation to form French doors to kitchen/dining and living rooms, formation of new door and window and replacement first floor timber windows to rear.

Date of site visit: 12 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a Grade II listed building located within the Conservation Area. It has been subject to a number of internal and external alterations including inappropriate UPVC windows being installed. The rear elevation is rather unsightly as a result of poor quality repairs and alterations.

The application has been the subject of lengthy discussions and the submission of amended plans. It is proposed to carry out internal alterations to relocate the ground floor WC and to create a larger kitchen/dining room. New French doors are to be formed in the living room and kitchen/dining rooms, to replace existing windows. A door and window currently serving a utility room are to be replaced with a window and door respectively. First floor rear windows are to be replaced with hardwood, double glazed windows.

Relevant site history

SW/1/99 - Application For Listed Building Consent For Internal Alterations; Reinstatement Of Timber Windows & Doors;& Re-Roofing With Secondhand Plain Clay Tiles – approved, although the windows were not replaced.

Consultations

Conservation Advisory Group: Approve

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7-9
National Planning Policy Framework (CLG 2012)

Planning Assessment

Impact on Listed Building

The proposed works have been subject to discussion between the applicant and the Council's Design and Conservation Architect. The amended location of the WC is now acceptable (having been resited from its previously proposed location towards the front part of the building) while the changes to doors and windows are also now considered to be acceptable in terms of their impact on the historic fabric and character of the listed building. The rear elevation has already been altered to an extent that the proposal will arguably 'tidy up' the appearance of that elevation and enhance the listed building.

Recommendation

APPROVE for the reason:-

The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the relevant saved policies of Adur District Local Plan (AB7-9) and the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Making good
3. Doors and windows to be timber framed
4. Approved plans

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 10 March 2014

Authorised by: Gary Peck Date: 10 March 2014