Expires 26/1

Development Control – Delegated Officer Report

Application Number: ADC/0565/08 **Recommendation - Application Permitted**

Site: **Chapel Lancing College College Drive Lancing West Sussex**

Proposal: **Stone porch at western end to complete College Chapel**

The Application

Lancing College Chapel is a magnificent Grade 1 listed building which sits in a very prominent position within the Sussex Downs Area of Outstanding Natural Beauty. The western end of the building is, however, unfinished with temporary doors, boarded-up arched openings and brickwork to the lower stages of the buttresses. Originally, a tower was proposed for the NW corner and later a western transept containing a rose window and imposing ante-chapel porch was commissioned in the 1950's. The porch was never completed.

In 1996 a revised scheme for a porch on the western end of the building was drawn up but not pursued. That scheme has now evolved into the current proposal.

The porch is to be constructed on the sub-structure for the ante-chapel that was put in when the west front was built. The original plans showed a high central gable with a steeply pointed roof but its design has been amended following pre-application discussions with a number of consultees to strengthen its form by increasing its width and giving it a shallower roof pitch. Two large arched openings sit below the gable while within the porch the arched openings in the existing façade are not be glazed (as the Chapel organ would be visible behind) but will be filled with new stonework containing 'blind tracery' to avoid a blank appearance.

It is to be constructed in Doulting Stone to match the western bay of the chapel constructed in the 1950's (which is more durable than the Sussex Sandstone used in the original building).

This application is required to be sent to GOSE under the terms of Circular 01/01 before a final decision can be issued. A separate application for listed building consent has been submitted under reference ADC/0566/08.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Conservation Architect considers the proposal to be a beautiful design which is in the spirit of the main Chapel.

English Heritage – No comment. The application should be determined in accordance with national and local policy guidance and on the basis of the Council's own specialist conservation advice.

The Victorian Society – Commend the fine overall quality of the design and the use of blind tracery in the filled arches. The change to the treatment of the central gable and the introduction of a broader, shallower gable risks looking stodgy and needs some work. Would also like to know the proposed treatment of the ceiling of the roof in the lower-level arches and parapet to be set within the two great arches.

South Downs Joint Committee – The proposed works will have little impact on the Sussex Downs AONB, being very modest relative to the chapel itself and seen within the context of other existing buildings. No objection subject to English Heritage having no objections and a condition relating to the materials used.

ADCAG – No objection

Lancing Parish Council – No objections

Third Parties

None

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC2, CH2, CH5, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AC1, AC2, AC3, AB7, AB8, AB9, ACS2
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

Policies

Policies CH2 and AC2 seek to protect the natural beauty and character of the AONB from harmful development, while AC3 states that within such areas

particular regard shall be had the setting of important historical and natural forms. Policies CH5 and AB7 state that development affecting a listed building should preserve or enhance its special architectural or historic interest. This reflects the advice in PPG15.

Policy AB8 requires materials to be consistent with those originally used or which are typical of the locality.

Policy ACS2 specifically refers to Lancing College and permits development essential to the needs of the school provided it is sympathetic to its setting. Development should have regard to protecting and enhancing views of the College's principal buildings.

Visual amenity and impact on listed building

The design of the porch largely follows the scheme that was drawn up in 1996 and it is considered to respect the historic character and appearance of the existing Chapel building. The western façade of the Chapel looks unfinished at present and the addition of the porch will complete the building, thereby enhancing its overall appearance.

The comments of the Victorian Society in respect of the central gable are noted. However, neither English Heritage not the County Architectural Adviser has any concerns with its design. The completed porch will be just over 10m from the College buildings to the west and it will not be possible to stand back a sufficient distance to be able to observe the porch and western façade in their entirety, as it is shown on the elevation drawings. The design of the gable is not considered to compromise the overall appearance of the west side of the building and it is not agreed that it may look 'stodgy'. On this basis, the application can be supported.

Impact on AONB

As the SDJC have stated, the proposed works will have very little impact on the Sussex Downs AONB, as the porch is of modest size relative to the chapel itself and will be seen within the context of other existing buildings. It is also on the western end of the building, which is the least prominent in wider, public views.

Recommendation

That GOSE be advised that it is the Council's intention to APPROVE the application for the reason that :-

1PPi (amended) "The proposed development would not detract from the local environment and can take place without resulting in unacceptable harm to the character and landscape of the Area of Outstanding Natural Beauty or to the historic character and appearance of the listed building. It would

consequently not conflict with the policies of the Adur District Local Plan (AC2, AC3, AB7, AB8) and the West Sussex Structure Plan (CH2, CH5)

Subject to

1. C1Ci
2. C12Ai "No development shall be carried out unless and until samples of the external materials to used in the construction of the porch hereby approved have been submitted to and approved in writing by the Local Planning Authority.
   Reason – To preserve the special character of the listed building and to comply with policy AB7 of the Adur District Local Plan and CH5 of the West Sussex Structure Plan

Case Officer..... Date..19/1/09

Planning Services Manager.... Date...19/1/09

Chairman of DC Committee..... Date..20/01/09