Expiry Date – 14/11, ppa to 27/11

Development Control – Delegated Officer Report

Application Number: AWDM/1180/18 Recommendation – Grant

Site: **45 The Green, Southwick**

Proposal: **Listed Building Consent for internal and external alterations including removal of fireplace and installation of woodburner utilising existing chimney for flue, conversion of store to utility room, replace existing MDF staircase, replacement rear kitchen window and one rooflight with brick paving to rear.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/11

Site and Surroundings

This application relates to a Grade II listed mid terraced cottage on the west side of The Green within the Southwick Green conservation area. The property listing is as follows:

SOUTHWICK THE GREEN TQ 2405 SW 8/106 (west side) 19.9.69 Nos 43-45 (odd) (formerly listed as Nos 43-45 (Green Cottages)) GV II Grade: II

List Entry Number: 1193345

Cottage pair. C18. Incised plaster with red brick eaves cornice to plain tiled roof with stacks to rear. Two storeys; regular 4 window front, glazing bar sashes on first floor, shallow square oriels on ground-floor with pentice hoods over and lattice glazing. Half-glazed doors with flat hoods on brackets over between first and second, and third and fourth windows from left. Included for group value.

Listing NGR: TQ2409605325

Proposal

Listed building consent is sought to replace MDF stairs in pine and also to replace the balustrading on the landing. The internal partition wall between the two front rooms is to be removed and replaced with a bi fold door. The lobby inside the front doors is also to be removed. In the second living room an under stairs cupboard is to be removed. In the main living area a fireplace is to be removed to open up an old bread oven behind. A wood burning stove is to be installed. A casement kitchen window in the rear elevation is to be replaced with a timber sash window. At the rear a store addition is to be converted into a utility room and the mono pitched roof replaced in lead with wood core rolls. This is to be extended to provide a canopied entrance to the back door. Brick

pavers are to replace concreted area outside the back door. This area is also to be lowered to its original height and air bricks exposed.

Upstairs an eaves store is to be opened up to the landing with the removal of partition walls and a step introduced. A conservation style rooflight is to be added to the rear roofslope. This space already has a Sussex sash window in its north wall.

Relevant Planning History

AWDM/0763/17 - Listed Building Consent for removal of internal wall and brick up door of attached brick shed to rear of Nos.43 and 45 so that it is solely for the use of No.45 - approved.

AWDM/0907/18 - Garden shed in rear garden (remove 2 no. existing sheds). Granted 9.8.18

AWDM/0946/18 - Application for Section 211 Notice under the Town and Country Planning Act 1990 to remove Sycamore tree T1; small Ash tree T2, small sycamore T3 and medium Holly T4 all to ground level. Agree 3.8.18

Consultations

Council for British Archaeology

'Thank you for re-consulting the Council for British Archaeology (CBA) on the above case.

It is important that the National Amenity Societies and others can fully appreciate the significance of heritage assets and any potential impacts on significance, so that we might better advise and comment. Due to our remit being national, we are generally unable to carry out site visits or hold pre-application discussions with owners or Conservation Officers. We therefore largely rely on desk-based assessments via Local Planning Authority on-line resources to guide our comments and fulfil our Statutory responsibilities.

With the benefit of a Heritage Statement, including photographs of the aspects of the building proposed for alteration, the CBA are now able to assess whether the proposed interventions would harm the significance of 45 The Green.

We are satisfied that the proposals will better reveal the significance of 45 The Green rather than causing harm. We withdraw our objection to the proposals. We defer to the expertise of your local authority's conservation staff in agreeing an appropriate materials palate for any permissions that you are minded to grant.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework
Adur Local Plan 2017 Policies 15, 16 and 17

Planning Assessment

Principle

Works to this listed building are in principle acceptable. Insufficient detail has been submitted with the application to fully assess the alterations. The agent has agreed to pre-commencement conditions.

For consideration is the impact of the proposed alterations on the historic integrity of this Grade II listed building and also neighbour amenity.

Heritage

The internal wall between the two ground floor living rooms and the lobbied entrance appear not to be original and therefore their removal will not cause harm. A corner cupboard between the window and wall in the smaller of the two rooms will also go. Again this is not original. Cupboards inside the front doors are to be retained. Bi fold doors are proposed in place of the wall to allow for occasional subdivision of this room. This is acceptable but the detail of the final design of these doors must be agreed, a condition is recommended.

The current stairs are MDF. Their replacement in pine is welcomed. The handrail and balustrade on the landing are not original and their replacement in a similar open style is also acceptable. Further details of both are reserved by condition.

Removing the later fireplace and opening up the original bread oven is welcomed. The installation of a woodburner is acceptable. The applicant does not think any vents at ground floor or extending beyond the chimney pot are required but is happy for an informative to be added to cover these if necessary. The existing hearth will be removed and a new one installed. This may involve alterations to the original floorboards. Details are reserved are reserved by condition.

Opening up the understairs area in the study room involves removing a small area of wall and door which are not original. No harm.

Upstairs opening the eaves storage area up to the landing area does not involve the loss of any original, significant features. A conservation rooflight from The Rooflight Company is proposed in the rear roofslope. This is acceptable.

At the rear alterations to an existing non original store are proposed. The felt roof is to be replaced in lead roof with wood core rolls. This is welcomed. The roof is to be extended over the rear door too, this is acceptable and very sensible. Conversion of this store otherwise to a utility room involves rehanging two non original small rear windows with top openers and the installation of an extractor fan in the north wall adjoining the door. These details are acceptable.

The kitchen window is to be replaced with a timber sash, details reserved by condition.

Reclaimed brick pavers are to be laid in the patio area immediately outside the kitchen door in place of concrete, which is to be dug out and the ground level lowered to the original. These works are acceptable.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Prior to the bi fold doors being installed details of their appearance shall be agreed in writing by the Local Planning Authority. Only such details as agreed shall be installed.
4. Prior to the existing staircase being removed final details of the design and appearance of the replacement staircase, including balustrade and stringers, shall be agreed in writing with the Local Planning Authority. Only such details as agreed shall be installed thereafter.
5. Prior to installation details of the replacement kitchen window, including scaled section drawings, must be submitted in writing to the Local Planning Authority for approval. Only such details as agreed shall be installed thereafter.
6. Prior to the removal of the existing fireplace details of the alterations to the existing hearth/floorboards must be submitted in writing to the Local Planning Authority. Only such details as agreed shall be installed and thereafter retained.

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. In the event that a vent or external flue is required for the woodburner Listed Building Consent is likely to be required. Please contact the Planning Department before proceeding further

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 27/11/18
Authorised and signed by:	Peter Barnett	Date: 27 November 2018