Development Management – Delegated Officer Report

Application Number: AWDM/1283/22 Recommendation: APPROVE

Site: 15 Mill Road, Lancing, West Sussex

Proposal: Listed Building Consent for internal secondary glazing concealed behind the existing window frames.

Date of Site Visit: 30.08.22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a Grade II listed building, detached on the western side of Mill Road, north Lancing. It is two storey with a single storey workshop to the rear of the property, it is also within a Conservation Area.

Listed Building Consent is sought to add secondary glazing to the building, a Heritage Statement has been submitted with the application. The submitted document states: - the application seeks to improve the thermal efficiency throughout the building and minimise heat loss through the introduction of secondary glazing. "The proposed new secondary glazing, specified by Storm Windows will be fitted to the interior reveals of the window openings, set behind the casement frames so as not to be visible externally. All frames are designed with minimal frame size and will be powder coated to match the existing timber casement window frames.

Consultations

Adur Conservation Area Advisory Group: - Approve

Adur and Worthing Council's Conservation Architect: - No issues with the application this is an acceptable alternative to double glazing.

Lancing Parish Council: - No objection

Representations - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15 and 17

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issue here is the impact of the proposed works upon the architectural character and appearance of the Grade II Listed building.

Impact upon the character and appearance of the Listed Building

The secondary glazing is inside the existing windows and will therefore not be visible from the outside of the building. Internally it will match the existing windows and will not integrally impact upon the fabric of the building. The glazing will improve the thermal performance of the building and protect the character and appearance of the building. Replacement double glazed units would not be as sympathetic in this case and in many cases would not be a solution. Policy 17 of the Adur Local Plan states that Planning permission and/or Listed Building consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historic character of the building is not adversely affected. In this case it will not be therefore the application can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Time limit LBC

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 21st September 2022

Authorised by: Peter Barnett Date: 21 September 2022