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Expiry
11/12/07

Development Control – Delegated Officer Report

Application Number: ADC/0617/07 **Recommendation – Permit Application**

Site: **Seconds House Lancing College College Drive Lancing West Sussex**

Proposal: **Sub-division of 2 second- floor open-plan dormitories into 14 smaller bed/study rooms (Retrospective application for Listed Building Consent)**

The Application

Retrospective listed building consent is sought for internal works which have been carried out inside Seconds House a Grade II* building built in the 1860s as a student boarding house. This is a three storey building which forms part of Lancing College. The works which have been carried out are to the second floor of the existing three storey building. This floor previously comprised of an open plan sleeping area for around 16 pupils. The sub-division of the rooms has been constructed in lightweight timber partitions faced with plasterboard. In two cases the partition has been located within a window and therefore has been positioned as a vertical mullion. None of the existing flooring, ceilings or internal wall surfaces are disturbed by the works and the structures are easily removable.

Consultations and Representations

County Planning Officer (Design and Conservation): **-** Years ago a site visit was carried out to informally agree that the subdivision of the dormitories is acceptable, I see no problems with this proposal.

English Heritage: **-** We do not wish to comment on the specifics of the proposal but any future further subdivision of dormitories should be informed by a Conservation Management Plan for the college. Such a document would facilitate works to bring the accommodation as far as possible to modern standards without compromise of what makes the building so significant. It is recommended that this application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

Third Parties: **-** No third party representations have been received.

Lancing Parish Council: **-** No comment

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, CH5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB7, AB9
PPG15 ' Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

The relevant concerns of this application are the effect of the proposed development on the character and historic fabric of the listed building.

As with all listed buildings within the district there is a statutory duty to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses.'

This is reflected in the above policies. AB7 requires the character not to be adversely affected. AB9 requires the materials to be consistent with original ones and not to adversely affect character or appearance. CH5 requires the character of listed buildings to be preserved and where possible enhanced.

Impact on the Character and Appearance of the Listed Building

The works for which retrospective permission is sought are all internal and therefore there will be no change to the visual, external appearance of the building. The two partitions that have been positioned within windows are at a vertical mullion and therefore do not change the appearance of the building externally.

The works do not affect any historical internal features or the architectural character of the building and do not form an integral part of the fabric of the building. The partitions would be easily removable if the requirements for this use of space should change.

Recommendation The alterations have preserved the character.. .. and accord with..

APPROVE for reason that :- 1PC

Case Officer...Barker.....Date...23\11\07 CH.