expires 4/9

Development Control – Delegated Officer Report

Application Number: ADC/0264/09 **Recommendation - Application Permitted**

Site: **Lychpole Farmhouse Lychpole Farm Titch Hill Sompting Lancing**

Proposal: **Refurbishment/repair including removing groundfloor modern partition walls to relocate kitchen; installing partitions to form firstfloor ensuite bath and shower-rooms with new wall opening and relocation of 3 doors; removal of modern f/f fireplace to bedroom 1; and re-form garden room fire grate and re-lay its floor with tiles**

The Application

This application seeks listed building consent for internal alterations to a vacant Grade II listed farmhouse located on the Sompting Estate at Titch Hill. It is proposed to refurbish and redecorate the property with a view to letting it out.

The works involve the following:

- Remove modern non-loadbearing partition walls to enable relocation of kitchen
- Erect non-loadbearing partitions at first floor level to form ensuite bathroom and ensuite shower room in bedrooms 1 and 3
- Form new opening through loadbearing wall to form new ensuite shower room to bderoom 3
- Remove 2no.modern fireplaces from first floor bedrooms 1 and 5
- Reform garden room fire grate with brick hobs
- Take up and relay the tiled floor within the garden room

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Conservation Architect states that the internal alterations do not adversely affect the internal typology of this significant historic farmhouse and the application can be permitted.

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AB7, AB8, AB9
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

Policies

Policy AB7 states that development affecting a listed building should preserve or enhance its special architectural or historic interest. This reflects the advice in PPG15.

Policy AB8 encourages the reinstatement or replication of original features such as windows and doors. Policy AB9 requires materials to be consistent with those originally used or which are typical of the locality and which do not adversely affect the internal or external appearance or character of the building.

Impact on listed building

The majority of the work proposed will not harm the historic character or appearance of the building and is acceptable in listed building terms. However, the proposal to remove the fireplace from bedroom 5 is not considered to be necessary or sympathetic to the building and this element of the scheme is not approved. The applicant's agent has agreed to the removal of this element from the scheme.

Recommendation

APPROVE for the reason:

1PC

Subject to:

1. C1Cii
2. C19D
3. C19E
4. C19G
5. Notwithstanding the details shown on the submitted Proposed Layout drawing Rev. B and described in the supporting Design and Access

Statement dated July 2009, the work to remove the fireplace from bedroom 5 is not approved.
Reason - The removal of the fireplace is not justified in historic building terms and its loss would harm the historic character of the listed building contrary to Policy AB7 of the Adur District Local Plan

Case Officer [redacted] Date 24/8/09