DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: 10/0964/LBC	Recommendation – Approve Application
Site	1 Church Cottages Selden Lane Worthing West Sussex
Proposal:	Application for Listed Building Consent for alterations and replacement windows (2 no. hardwood windows) in connection with conversion of rear part of existing garage into a habitable room (study).

Date of Site Visit: 23rd March 2011

Neighbours Checked: Y

Additional Neighbours Notified (List Addresses): N

SITE AND SURROUNDINGS & DETAILS OF PROPOSAL

1 Church Cottages, Selden Lane is a 2-storey end-of-terrace cottage with an attached garage. It forms part of a group of flint and brick cottages, 1 to 5 Church Cottages, of which Nos. 1, 2 and 3 and their cobble front wall dating from the early to mid 19th century are Grade II listed. It is situated on the west side of Selden Lane towards Church Walk.

The application seeks Listed Building Consent to alter the rear part of the garage to form a study. To implement the proposal a pair of painted timber top-hung casement windows would replace two existing casement windows on the side elevation, a pair of fully glazed painted timber doors would replace a casement window on the rear elevation, and the internal walls and floor of the existing structure, to form a hallway and the study, would be reconstructed to match the original finishes, with improved insulation.

CONSULTATIONS AND REPRESENTATIONS

The Conservation Area Advisory Committee raises no objections.

HUMAN RIGHTS

Article 8 of the First Protocol (Protection or Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that this proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly, it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT

Listed Building Consent will be granted for alterations to a listed building, provided that the works would be completely in character with the original building and its historic or architectural features in terms of design, construction, materials, finishes and detailing. This requirement is embedded in National Planning Policy 5, Planning and the Historic Environment.

The existing garage is an addition to the original flint and brick 19th century cottage, built in 1935. It has a simple construction of white painted rendered walls with painted timber windows to the side and rear, a mono-sloping slate roof with tile hanging and a pair of black painted timber garage doors.

The conversion of the rear part of the garage into a study, together with the proposed replacement windows and doors and associated works, as shown, would provide a well insulated annexe to the existing dwelling that would improve both the structure, internally and externally and the quality of the environment for the occupiers, enabling it to remain a viable part of the existing dwelling and keeping the existing garage facility (albeit only large enough for a small car). However, none of the original features of the listed building would be affected.

In terms of the above policy, it is considered that provided the works are carried out in full accordance with the plans and specification submitted, the proposal would positively enhance the historic character of the building and its setting, as well as enhancing the use of this annexe as part of the existing dwelling with garage, and is acceptable.

Listed Building Consent is recommended.

RECOMMENDATION

Approve, subject to:

1. C1C(ii) Standard 3 year time limit – Listed Building Consent
2. C1G – Works shall be carried out in full accordance with the details shown on the approved plans, Drg Nos. 079/07017-02A; 079/07017-3; 079/07017-4; 079/07017 - AA

Reasons for Recommendation:

The proposal complies with relevant Development Plan policies.

Is recommendation contrary to letter (s) of representation?

No/~~Yes~~/~~N/A~~

DELEGATED

Case Officer Sign..... [redacted] .....Date..4th May 2011.....

Authorising Officer Sign..... [redacted] .....Date..5.5.11.....