Development Management - Delegated Officer Report

Application Number: AWDM/207/17 Recommendation – Approve

Site: Cobblestones St. Mary's Road

Proposal: Application for Listed Building Consent for internal alterations at first floor level to provide en-suite w.c./shower room and alterations at ground floor level to provide new bathroom and kitchen

Date of site visit: 9.3.17
Neighbours checked: Y
Additional neighbour notifications: N/A

Proposal, Site and Surroundings
The application site relates to a Grade II Listed Building in Shoreham town centre. It is a C18 house, altered in C19. Its walls are coursed and random cobblestone with red brick dressings. It has plan tiled parallel ridge roofs. There is a hipped one storey extension to left.

The proposal is for various internal alterations at first floor to provide en-suite w.c./shower room and ground floor alterations to provide new bathroom and kitchen. These are detailed out in the submitted application package.

Relevant site history
SU/140/92/TP/LB
Single-storey rear extension and rear dormer
Consented 14-12-92

SU/141/92/TP/LB
Single-storey rear extension and rear dormer/application for Listed Building Consent
Consented 14-12-92

ADC/0449/07
Proposed alterations at second floor to provide bathroom, including new conservation roof light in east side (and for Listed Building Consent).
Consented 29-008-07

SU/199/90/TP/LB
Application for Listed Building Consent for single storey extension at rear
Consented 02-01-91

SU/219/89/TP/LB
Application for Listed Building Consent for demolition and reconstruction of upper portion of chimney stack
Consented 14-11-89

SU/88/85/TP/LP
Application for Listed Building Consent for re-building of rear gable of main roof (omitting parapet and for internal alterations)

Consented 18-6-85

Consultations
Adur District Conservation Advisory Group: *agreed be approved*

Representations (summarised)
Occupiers of St Marys Cottage, St Mary's Road: *entirely in support with proposed scheme which will improve the property greatly*

Relevant Planning Policies
National Planning Policy Framework
Saved Local Plan policies: AG1, AB4, AB6, AB7, AB8, AB9
Submission Local Plan policies: 2, 11, 15, 17

Planning Assessment

Principle

The development is acceptable in principle subject to satisfying the statutory test for special regard to be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Architectural and historic interest

The application package includes satisfactory assessment of the historic and architectural features of interest of the Listed Building, proportionate to the works proposed. The submitted drawings are comprehensively detailed to the credit of the homeowners who have submitted the application themselves.

The inside of the building has been inspected by site visit. The proposed works do not involve any part of the exterior of C18th section of the building. The new vent louvre cover is on the outside wall of the modern extension. It would not protrude beyond the outside wall.

The majority of the work at ground floor involves relocation of the boiler and upgrading of the kitchen fittings. The upstairs w.c. would occupy the existing walk-in wardrobe space. The pipework involved with this work would not harm features of significant historic or architectural interest (such as ornate plaster work/skirtings/mouldings or architraves etc). The partitioning to be removed is not original and the historic room layout of the building would be unharmed. Original floorboards will be reused unless failed.

The District Conservation Architect is satisfied with the proposed works.

For these reasons, no harm would occur to the special architectural and historic interest of the Listed Building, and consent can be granted accordingly.

Recommendation

Grant Consent

Subject to Conditions:-

1. Approved Plans
2. Standard LB time limit
3. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the Listed building from collapse or structural damage.

   Reason: To preserve the building having regard to saved policies AB4, AB6, AB7, AB8, AB9 of the Adur District Local Plan and Submission Adur District Local Plan policies 15 and 17

4. Upon completion of the work for which listed building consent is hereby granted, any damage caused to the fabric of the building shall be made good within 2 months in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To preserve the building having regard to saved policies AB4, AB6, AB7, AB8, AB9 of the Adur District Local Plan and Submission Adur District Local Plan policies 15 and 17

5. The reconstruction and making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as is practicable with original materials unless stated otherwise on the approved drawings.

   Reason: To preserve the building having regard to saved policies AB4, AB6, AB7, AB8, AB9 of the Adur District Local Plan and Submission Adur District Local Plan policies 15 and 17

6. The new external vent louvre extract shall be matt black or grey in colour.

   Reason: To preserve the building having regard to saved policies AB4, AB6, AB7, AB8, AB9 of the Adur District Local Plan and Submission Adur District Local Plan policies 15 and 17

Case Officer: Matthew Porter Date: 28-04-2017

Authorised by: Peter Barnett Date: 28 April 2017