Expiry Date – 7/2, EOT to 6/3

Development Control – Delegated Officer Report

Application Nos: A) AWDM/1840/18 and B) AWDM/1865/18 **Recommendation – A) Grant B) Approve**

Site: **49 The Green, Southwick**

Proposal: **A) New window to front (east) elevation and addition of replacement flat roof with parapet to 20thC flat-roofed addition to north elevation.**

B) Listed Building Consent for new window to front (east) elevation, addition of replacement flat roof with parapet; replace existing window with French doors on rear (west) elevation; and various external repairs to windows and doors all to 20thC flat-roofed addition to north elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18.1

Site and Surroundings

This application relates to a Grade II* listed house on the west side of The Green facing Southwick Green. Formerly identified as 47-51 The Green the property is an early 18th century house. It is flint with red brick plinth band, quoins and dressings. Blue plaques have been established on either side of the main entrance in accordance with English Heritage's 'Blue Plaques' scheme to commemorate that Douglas Stannus Gray and S.P.B. Mais have lived there.

The building was extended on the north side in the early 1900's with a narrow two storey flat roofed extension set well back from the frontage with its own entrance and staircase.

The site also sits within the heart of Southwick Conservation Area.

List Entry

TQ 2405 SW 8/107 19.7.50

SOUTHWICK THE GREEN (west side) No 47 (The Hall) and No 49 (The Hall)

(Formerly listed as No 47 (The Nether Hall) and No 49 (The Hall))

(Formerly listed as No. 49 (The Hall) and No 51 (The Upper Hall))

GV II*

House. Early C18. Knapped flint with red brick plinth band, raised plat band, quoins and dressings. Raised band and wooden modillion eaves cornice to plain tiled roof with brick ridge stacks. Slightly lower projecting wing to left with moulded wooden cornice and side stack. Two storeys; slightly irregular 8 window facade, varying due to lack of uniformity in some window widths and in the width of some of the spaces between windows. Glazing bar sashes, most with glazing bars only in the upper blade; gauged brick flat arches. Main entrance below fifth window from right. Later C18 panelled door topped by wreathed and radiating fanlight. Doric columnar projecting entablature-hood porch. One bay re-entrant angle to south wing with glazed door topped by transom-light and flat hood on iron supports (No 47).

Listing NGR: TQ2409405343

Proposal

Planning permission and listed building consent are sought for changes to the side addition. The applicant would like to remove the internal staircase. He would like to replace a large expanse of glazing in the flank wall with a similar but smaller amount. He would like to add a timber sash window to the front first floor and French doors to the rear ground floor in place of a window. Finally he would like to replace the flat roof and parapet which involves a small rise in height and add two rooflights to it.

The application has been revised since first submitted and the new window to be introduced on the first floor front elevation has been reduced in size to respect the subordinate nature of this addition.

Relevant Planning History

None.

Consultations

The National Amenities Societies – No response.

Conservation Architect: *'Due to the confusion created by the Design and Access Statement, I have revisited the OS maps and the northern extension was shown on the 1912 edition but not on the 1898 one. This extension appears to have served a first floor flat at some stage in the building's history. It is therefore of some social significance in the history of the building, but of less interest architecturally. This part of the building is currently in state of neglect and maintenance works are urgently required for its long term future.*

The proposals, which are designed to help bring this part of the building back into use, will result in the loss of the current staircase. Within the overall significance of the building this staircase is a less important element and its removal may be supported. The new window in the street elevation should be slightly smaller than those in the

adjacent part of the building, as this is a secondary element of the building. The change from a single window to a pair of French doors at the rear is also acceptable.

I note gutters and soil pipe are proposed in upvc; they should be in cast iron.'

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 15 and 17.
The National Planning Policy Framework 2019
National Planning Practice Guidance
Southwick Conservation Area Appraisal

Planning Assessment

Principle

The property is a listed building and therefore the primary considerations are whether the proposed works are acceptable in terms of their impact on the historic character and appearance of this heritage asset. Impacts on the appearance of the conservation area and neighbour amenity are also for consideration.

The principle of development can be supported as it upgrades a dwelling within the built up area boundary.

Heritage

The addition to be altered appears to have been built in the early 1900's and is not specifically referred to in the listing. It includes a separate front door and staircase and seems to have been built to provide separate access to a non self contained flat on part of the first floor. It is not known exactly when this part separation ceased but the semi derelict state of the addition suggests it was many years ago. The loss of the staircase and the full integration of this addition into the main house will not cause significant harm to this heritage asset. The proposed refurbishment will secure its future and provide a home office and en-suite/dressing room for a first floor bedroom.

The existing flat roof is to be replaced and a new flat roof with timber joists added in the same position. A 300mm high front parapet is to be added to disguise the introduction of two plateau roof lights. The existing 18 paned side first floor window is to be replaced with a smaller window which will involve lifting the cill height by 750mm and adding an 8 paned fixed timber window. In the front wall a new timber sash window is to be introduced at first floor level. This window has been reduced in size in the revised drawings. The smaller window now reflects the subordinate scale of this recessed, narrow and later addition to this house. Finally in the ground floor rear wall an existing window is to be replaced with outward opening timber French doors.

All these alterations are acceptable alterations to this listed building and respect its heritage asset status. They are also acceptable in terms of the appearance of the conservation area and will preserve and even enhance its appearance.

Neighbour amenity

None of these alterations will have any harmful impact on neighbour amenity.

Recommendation APPROVE subject to the following conditions:

A)

1. Approved Plans
2. 3 years
3. Materials to match

B)

1. Approved Plans
2. 3 years
3. Protection of LB during works
4. Any damage made good within 3 months of completion

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 05/03/19

Authorised and signed by: Peter Barnett Date: 5 March 2019