expiry 28.01.08

public expiry

Development Control – Delegated Officer Report

Application Number: ADC/0707/07 **Recommendation - Refuse**

Site: **25 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **Additional north side secondfloor window and enlarged window and internal alteration (secondfloor ensuite bathroom) (application for Listed Building Consent)**

The Application

The application property is a mid 18th Century, Grade II listed, two-storey house in a prominent location on the SW side of where Church Street meets the churchyard of St. Mary de Haura.

The double-gabled northern elevation of the house is constructed mainly of flint work, with two brick built chimney stacks and brick quoin detailing. There are two existing windows in the north elevation, one sash window with brick band surround serving the first floor and a smaller square window serving the attic room, again with brick surround. The northern flank wall is fully exposed and visible from the north of Church Street, the Churchyard and the surrounding Conservation Area.

The proposal is for the introduction of two timber casement windows at attic level, which would be 0.7m wide by 1.1m in height, one being new and one replacing the smaller (0.85 by 0.85) existing window , and the creation of a new en-suite bathroom in the east side attic bedroom.

Consultations and Representations

Third Parties: No third party objections.

County Planning Services: The Conservation Architect is yet to comment on the application, however informal advice given regarding the proposal prior to the application being registered was that one timber sliding sash window was considered to be acceptable.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): CH5. Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AB7, AB9, AB11.PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

As this application is for listed building consent, only matters related to the effects of the proposals on the Grade II listed building are relevant; not the effects on residential amenity or other considerations.

There is a statutory duty to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess. This is reflected in the above policies.

Effect on Listed Building.

The Listed Building appears to have been altered over the years with the northern elevation showing evidence of this alteration through brick bands and quoins in the middle of the flint panel between the chimney stacks. The flank wall has a distinct organic quality about it which is part of the intrinsic character of the listed building. The contrast between the sizes of the existing sliding sash window at first floor and small square window serving the attic help to preserve this quality.

Given the location and prominence of this wall of the building, it is considered that a pair of matching windows would have a detrimental effect on the character of the flank wall of the building, and would detract from the appearance of the Listed Building.

The proposed addition of the en-suite bathroom would require the removal of the lightweight partition wall, and all the waste disposal of water would be dealt with internally, and it is therefore considered to be acceptable.

Recommendation

REFUSE for reason that :-

B2R - amended

The ~~proposal is unacceptable in that it~~ arrangement of the proposed windows does not relate sympathetically in design and form with the character of the flank wall of the building, and as such would be detrimental to the appearance of the Listed Building and the Conservation Area. It therefore conflicts with the policies of the West Sussex Structure Plan (CH5) and the Adur District Local Plan (AB7, ~~AB11~~)

Case Officer: [signature]
Date: 20/12/07