Development Management– Delegated Officer Report

Application Number: AWDM/1296/24 Recommendation – GRANT

Site: Hawthorn Cottage, 20 The Street, Lancing, BN15 0PN

Proposal: Listed Building Consent for replacement of south elevation windows with new timber joinery to match existing.

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2 storey grade II Listed Building within the Lancing Conservation Area. Hawthorn Cottage, 20 The Street directly fronts onto The Street and has an attached garage, and has a long rear garden, and is located on the north side of The Street.

The property is flint faced with red brick arched heads off the ground floor windows and door. The first floor windows are cut into the roof with a flat roof over the head, and have red brick side quoins and base around them. There is also a vertical red brick quoin that runs from the approx. halfway up the height of the entrance door up to the eaves. The quoins on the corner of the house, also run vertically on the west side, but the upper section of the property on the west is hard rendered on the gable elevation. A metal bracket plus an 'S' bracket are on the west corner/side of the house.

The house of the neighbour to the west, no. 21, directly abuts the side boundary, and its front garden lies alongside the physical dwellinghouse of the application site, hilst the dwelling to the east, 'Lamorna Cottage' sits back from the road frontage and 'Hawthorn Cottage'. Indeed, other dwellings within The Street also do not generally adhere to any set positions in relation to the road.

The site is positioned on rising land, rising up to the north.

Proposal

The proposal is seeking Listed Building Consent for:-

- The replacement of 6no. single glazed timber casement windows on the front elevation with like for like new joinery single glazed timber windows.

Relevant Planning History: None

Consultations: Adur District Conservation Advisory Group: Approve

Councils Design & Conservation Architect:

The Councils Design & Conservation Architect:

No objections to this application. There are no photographs taken internally, therefore question what is the existing ironmongery, and will it be reused? What is proposed?

The Applicant has responded with an email with a copy of the existing ironmongery within the email and states that the current ironmongery is not historic and is contemporary with the existing windows, and that the joinery manufacturer proposes to use as they are a near identical match to the existing.

The Design & Conservation Architect was reconsulted with this information and states he has no objections to the details submitted.

Representations: Lancing Parish Council: Support the Planning Application.

Relevant Planning Policies

Adur Local Plan 2017: Policy 15, 16, 17
National Planning Policy Framework 2024
National Planning Practice Guidance – Historic Environment

Listed Building Assessment

The NPPF states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Listed Building Character

The Listed Building, Hawthorn Cottage is a detached dwellinghouse and it directly abuts the north side of the highway The Street. Further, it is within the North Lancing Conservation Area.

There are a scattering of other Listed Buildings within the near area, with no. 19 being the closest.

From the front, the detached dwelling reads as a traditional farmhouse building, but an aerial and rear view, shows that the main building is a long, narrow building with a pitched roof, with 2no. side pitched roof 'wings' on either side of the central long Roofed section. These 'wings', are shorter than the central building.

The front roofslope abuts the front end sections of the 3no. sections at the rear, affectively obscuring them from view from the street.

The replacement of the 6no. single glazed timber casement windows on the front elevation will be with like for like new joinery single glazed timber windows, and are considered to appropriate for the building.

The dwelling makes a positive statement within the Conservation Area.

Recommendation – Grant Consent subject to conditions

1. Approved plans
2. LBC Standard time limit
3. Protect LB from collapse etc.
4. Make good damage
5. Make good with original materials
6. Ironmongery

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 11.02.2025

Authorised by: Peter Barnet Date: 12 February 2025