Expiry Date - 23/06/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0370/14 Recommendation – APPROVE

Site: 4 Mill Road Lancing West Sussex BN15 0PT

Proposal: Application for Listed Building Consent for installation of secondary glazing to 6 windows and 2 French doors.

Date of site visit: 2/5/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property, known as Smithy Cottage, is a Grade II listed building with flint and brick elevations and dating from the early 18th century. It is located within the North Lancing Conservation Area and a residential area. It has been subject to a number of internal and external alterations but retains timber framed windows and some metal framed units.

It is proposed to install powder coated aluminium secondary glazed units behind several apertures in the building. The front dining room window would have a timber rebate affixed to the frame with side sliding units. The sash window will have vertical sliding units and the French doors side hinged units. The glazing bars of the proposed secondary glazed units will align with those on the existing units behind which they will be affixed.

Relevant site history

ADC/0013/10 - Application for listed building consent for replacement kitchen window in south side and internal alterations (removal of partition walls to enlarge kitchen and replacement internal door) Permitted

L/95/97/TP/16945 - Install small additional front window (application for listed building consent. Permitted

L/75/97/TP/16898 - Rebuild chimney and roof tile vent (amended description) Permitted

L/137/89/TP/15037 - Conservatory at rear. Permitted

L/141/89/TP/3455 - Listed building application for conservatory at rear. Permitted

L/156/88/TP/986 - Application for listed building consent to rebuild part of chimney. Permitted

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Consultations:

***ADCAG*:** No objections received*.*

Adur and Worthing Council's Conservation and Design Architect: Bars of proposed secondary units must align with those of the existing windows.

Representations None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7-9
National Planning Policy Framework (CLG 2012)

Planning Assessment

Impact on Listed Building

The proposed works have been subject to discussion between the officer and the Council's Design and Conservation Architect. The main concern is the need to avoid misalignment between the existing and the proposed glazing bars which would mar the visual amenity and character of the building. The applicant has submitted plans that show that the secondary glazed units will operate in a manner that would ensure no misalignment when they are closed and whilst the sliding units will not always align with the bars of the current windows by reason of inevitable partial opening, it is considered that given the avoidance of use of upvc or replacement of the existing windows with less appropriately designed units, the degree of harm is not sufficiently great as to justify refusal of permission in this instance.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans: Heritage Statement, Glazing unit details, site photographs, elevation photos, window elevations, Location Plan, Block Plan and drawing no. 3 received 28/4/14.

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

Case Officer: L Simmons Date: 06 June 2014

Authorised by: Jo Morin Date: 10 June 2014

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