Development Management - Delegated Officer Report

Application Number: AWDM/0739/14 Recommendation – Approve

Site: Town Hall Chambers, 45 - 49 High Street Shoreham-By-Sea, West Sussex

Proposal: Application for Listed Building Consent for change of use and refurbishment of existing B1(a) office space to create 6no. residential units (4 x 1 bed maisonettes, 1 x 1 bed flat and 1 x 2 bed flat) and 1no. B1(a) office unit with new external raised walkway with balustrade to west elevation, extension of flat roof at rear plus new mono pitched roof, replacement and refurbishment of windows, new rooflights, vents.

Date of site visit: 17 June 2014 and 31 July 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the Old Town Hall on Shoreham High Street, within the Conservation Area. It has a 2 storey façade and is used as a restaurant on the ground floor with office accommodation above over 2 floors. It is a Grade II listed building. At the rear is The Annexe, a modern 4 storey addition with a flat roof and is also used for office accommodation. There is also a 2 storey extension which encloses a square light well. The ground level drops towards the river to the south and the entry level is at lower ground floor. It is not Listed.

It is proposed to convert the building to form 6 flats and a 1 no. B1(a) office as follows:-

Lower ground floor – lower floor of B1(a) office space and cycle/waste store
Upper Ground floor – upper floor of B1 (a) office space and retained restaurant use
First Floor – 2 bedroom flat and ground floor of 4 x 1 bed flats
Second floor – 1 bedroom flat and upper floor of 4 x 1 bed flats

A small mono-pitched roof extension is proposed at the back of the building over an existing void. All windows and doors on the west facing elevation of the Annexe are to be replaced with new timber casements. Four conservation rooflights are to be installed on the south facing (rear) roofslope of the Old Town Hall, together with 6 bathroom extractors and a further 2 on the east facing hip of the roof. Further ventilation flues and pipework are also proposed on the rear roofslope.

Internally, a large circulation staircase in The Annexe and decorative windows are to be retained. A new external escape staircase is proposed to run from ground level on the High Street along to upper ground floor level on the

Annexe on the west side of the building. The balustrade match the style of the internal staircase, with square, painted galvanised steel panels with clear glass behind and a wooden topped handrail. No other external alterations are proposed.

This application follows a less sympathetic proposal to convert and extend the building (including the removal of important features such as the staircase and stain glassed windows) which was withdrawn (AWDM/1319 and 1320/12).

A separate application for planning permission has also been submitted (AWDM/0737/14).

Relevant site history

As above.

Consultations

English Heritage: No comment

Conservation Advisory Group: Approve. It is hoped that a watching brief would be kept on the works.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB6, AB7, AB9
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Impact on Listed Building

The minor roof extension to the building at the rear is a much more sympathetic approach to the conversion of the listed building than was proposed with the previous application. Being at the rear, it will not be visible from the High Street and it affects the annexe rather than the original Listed part of the building.

A number of flues and vents are proposed which will not be visible from the High Street but which will project through the roof of the Listed Building. While unfortunate, they are required because of the mechanical ventilation system proposed (necessary as a result of the proximity of the accommodation to the High Street). They are to be positioned low down on the roof and would be of limited height. Vent tiles would be recessed so as not to break the roofline and would be coloured to match the slates. Internally, the

ventilation system will be hidden within cupboards with ductwork exposed and suspended from the ceiling at a height to prevent interference with the decorative ceiling, or running through the roof void. The impact on the character of the building is not considered to be harmful.

The proposed external balustrade on the west elevation will be visible from the High Street but it is not considered to have a visually harmful design or appearance. It will have square, painted galvanised steel panels with clear glass behind and a wooden topped handrail. It is considered to be of an appropriate, lightweight design and, subject to full details being reserved by condition, it can be supported.

Internally, new partitions will preserve existing detailing and be located between existing pilasters. The retention of the circulation staircase and stained glass windows is an important part of the scheme and ensures that important features are preserved. All windows and doors on the west elevation of the Annexe are to be replaced with new timber casement windows and doors. Conservation rooflights are proposed to the rear of the listed building which are considered to be appropriately positioned and spaced.

It is considered that the proposal is a sympathetic proposal which will not harm the historic fabric or character of the listed building.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Details of external balustrade, new windows and doors, flues, vent tiles and rooflights to be submitted and approved
3. Internal ductwork as per approved drawings and provided prior to first occupation
4. Approved plans

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

Case Officer: Peter Barnett Date: 15 August 2014

Authorised by: Gary Peck Date: 15 August 2014