Expires
16-04-09

Development Control – Delegated Officer Report

Application Number: ADC/0062/09 Recommendation - Permit

Site: **Manor House 14 Southwick Street Southwick Brighton**

Proposal: **Alterations to provide improved access from kitchen to south terrace (including lowered internal landing and new doors) and replacement of roof, windows and doors of conservatory (application for listed building consent)**

The Application

The application relates to a grade II listed building located on the east side of Southwick Street, opposite the junction with Southwick Square. The dwelling is a two-storey house set within a large walled garden set back and screened from the main road by garden and a large amount of trees, most of which are subject of a TPO (162/2/80 (SW).

The application is for Listed Building Consent only where any planning merits are not taken into consideration.

The proposal is for the replacement of the structural frame work of an existing east side conservatory. The conservatory is 8m wide, by 4.1m deep at its maximum, and 3.9m in height to the ridge of the roof. The alterations would be comprised of the replacement of the timber structure including east side door and replacement of the single-glazing with double glazed units, the replacement of the polycarbonate roof, alterations to part of the internal floor level to allow south side access via new doors, and the reinstatement of a new internal door from the kitchen of the listed building to the conservatory.

The existing conservatory was granted retrospective approval under SW/82/90.

Consultations and Representations

West Sussex County Council: The Conservation Architect has no adverse comments.

Adur District Conservation Advisory Group: The Advisory Group are sorry to note the removal of the upright members and glazing bars in the south elevation.

Third Parties: There have been no third party objections to the proposals.

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

Policies
The Council has a statutory duty to pay special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest that they possess.

Policy AB7 of the Local Plan deals with extensions and alterations to Listed Buildings stating that such work will only be permitted where the character of the building would not be adversely affected. Similarly, AB9 requires that the design and materials of extensions and alterations to Listed Buildings do not adversely affect the internal or external appearance or character of the building.

Affect on the character of the Listed Building.
The proposals comprise the re-building of the conservatory with only very minor changes to the outside appearance.

The existing polycarbonate roof was added to the conservatory after the original retrospective application was granted (which included a clear glass roof), and did not benefit from having Listed Building consent. The main concerns with the proposed replacement of this polycarbonate roof, is that it would be brown in colour, and of an unsympathetic material to that of the Listed Building.

The application has been amended to show a fully glazed roof rather that the polycarbonate as originally stated. The structural elements of the conservatory still need to be provided, as the additional weight of the glass roof will have a knock-on effect on how the conservatory is built. The details of the structure of the roof are in the main proposed to be timber, but additional structural information is proposed to be agreed by planning condition prior to installation.

As a result of the lowering of part of the conservatory floor area to create a landing which allows access into the garden via new doors in the south, an original doorway from the kitchen is to be reinstated. The detailing of this entry point would be more in sympathy to how the building would have originally

looked, and is considered to be an improvement. Details of the door are, again, proposed to be provided subject to a condition.

The size of the conservatory is not proposed to change and it is felt that it would not unduly impact the character or appearance of the Listed Building and would protect its features of historic and architectural interest.

Recommendation

Grant Consent: -

1PC

1. C1Ci 15.04.09
2. C14Aii – (~~14.04.09~~ AB9 of the ADLP and DEV1 of the WSSP)
3. No development shall be carried out unless and until design details of the doors (including internal kitchen door), structural framework of the roof glazing, double glazed unit specification, in addition to a schedule of materials and finishes for the external doors and guttering of the proposed conservatory has been submitted to and approved in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policyAB9 of the ADLP and DEV1 of the WSSP.*

Case Officer: [redacted]
Date: 14.4.09

[redacted]
15/4