Development Management - Delegated Officer Report

Application Number: AWDM/1337/18 Recommendation – APPROVE

Site: Manor House 14 Southwick Street

Proposal: Listed Building Consent for installation of 2 no. log burners with closure plates and flexible flue liners in existing chimneys.

Date of site visit: 18th September 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The Manor House is set back from the highway in Southwick Street in the centre of Southwick. It is enclosed by gates to the frontage and flint wall. The building is visible within the street scene in glimpses down the driveway. There is dense vegetation to the property frontage.

Listed Building Consent is sought for the installation of 2 log burners within the dwelling house. The building is Grade II Listed and is within the Conservation Area. The log burners are to be installed in the breakfast room and living room.

Consultations

Adur and Worthing Councils: Richard Small Conservation Architect –
Initial comments - further information required relating to materials and diameter of the new flue liners and as external ventilation will be required how this will be achieved. Details are required to show the rain protecting flue caps.

Further comments after details submitted: - The details provided are satisfactory and should be conditioned.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises works to a Grade II listed building which are mainly internal but also involve some external changes. The relevant issues are the effects upon the character and appearance of the dwelling being a Grade II listed building.

Impact Upon the Character and Appearance of the Grade II Listed Building

It is not considered that the proposal to install the 2 log burners within the listed building with associated works will be detrimental to the historic character and/or appearance of the Listed Building. In line with the details submitted and conditioned the flue liners and bird guard rain caps are acceptable in this case. The log burners will be installed within existing fireplaces.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The works shall be carried out in accordance with the submitted approved plans and the details contained in the agent's email dated 8th November 2018. The flue liners will be a 316 grade stainless steel flexible liner 150mm diameter and the bird guard rain cap shall match the illustration as contained within the email referred to above.

   Reason: - To protect the character and appearance of the Listed Building and to comply with Policy 17 of the Adur Local Plan.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 12th November 2018

Authorised by: Peter Barnett Date: 13 November 2018