Development Management - Delegated Officer Report

Application Number: AWDM/2089/21 Recommendation – APPROVE

Site: The Old Rectory, 10 St Julians Lane, Shoreham-By-Sea

Proposal: Application for listed building consent for internal alterations and changes to external fenestration

Date of site visit: No visit

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is The Old Rectory, a detached two storey building with a recent single storey extension. There was consent in 2012 for a two storey rear extension and in 2019 for a single storey rear extension. It is a Grade II Listed building and the former rectory of St Julians Church. It is located off St Julian's Lane on the eastern side of a large plot within Shoreham and within the Conservation Area.

Listed Building Consent is required in this case for some internal alterations including the removal of an internal partition wall between the existing drawing room and tv room on the single storey extension. Proposed French Doors replacing the existing window and bi fold doors in the single storey extension. Also proposed is the removal of the W.C at ground floor in the main house and the partial removal of a wall here and the creation of an ensuite in the Master Bedroom. Repair and refurbishment to windows is also proposed. This will be an improvement to the building as many have been painted shut and are in need of improvement.

Following consideration of the original proposals and the accompanying Heritage Statement the Conservation Architect and Planning Officer considered that a more detailed report was required to consider fully and justify the proposals. This has been submitted and some amendments have been made showing the replacement french doors to be timber and a change to the proposed ensuite with some original features retained reducing the ensuite to a wetroom with the sink inside the bedroom.

Consultations

Adur and Worthing Council: Richard Small - Conservation Architect: - Original submission could not be supported, following amended plans and revised Heritage Statement the proposals can be supported.

Adur District Conservation Advisory Group: - APPROVE

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15 and 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

As this is an application for Listed Building consent the only matter for consideration here is the impact upon the character and appearance and historical and architectural fabric of the Grade II Listed building.
Policy 17 Of the Adur Local Plan states that Listed Building Consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historical character of the building is not adversely affected.

In this case the removal of the window and bi folding doors in the single storey extension and replacement with three sets of French Doors in timber will result in an improvement to the historical character and appearance of the building. It will provide a more sympathetic, uniform appearance to the building. The proposed doors will match the existing windows in the house. The removal of the partition wall within this extension will have no adverse impact either as it does not affect any historical parts of the building.

The removal of W.C and wall in the main building and proposed ensuite with partition walls are not considered to have any adverse impact. The Heritage Statement contains full reference to the changes and the existing fabric of the building and how this will be affected. No historical features will be impacted, the works are minor and will not result in any harm to the character, appearance and historic fabric of the Grade II Listed Building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 7th March 2022

Authorised by: Peter Barnett Date: 11 March 2022