Expiry Date – 4/11, ppa to 30/11

Development Control – Delegated Officer Report

Application Number: AWDM/1408/20 Recommendation – Approve

Site: 15 Mill Road, Lancing

Proposal: **Listed Building Consent for internal and external alterations to workshop including door and rooflight and cladding to north elevation.. Replacement single glazed windows to all elevations**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: From Google street, applicant's photos.

Site and Surroundings

This Grade II listed house is on the west side of Mill Road close to the junction with Manor Road. It is also in the North Lancing conservation area.

Name: Grants Manor
List Entry Number: 1192612
Location: Mill Road (West Side).
County: West Sussex
District: Adur
District Type: District Authority
Parish: Lancing
National Park: Not applicable to this List entry
Grade: II
Date first listed: 12th Oct 1954
Date of most recent amendment: 27th Jul 1984
Description: C17 or earlier lobby entry timber-framed building with red brick or roughcast infilling in north wall but refaced on the east with white brick. Hipped roof of Horsham slabs with gablets. Modern casement windows. Two storeys. Four windows.

Proposal

Permission is sought for:

▪ Replacement windows to match original casements (as seen in figure 7).
If windows R1 & R2 cannot be restored in the first instance then these will also be replaced (details shown on W9 section drawing 107A)
▪ Upgrade workshop internally with insulation and stud partition.
▪ Replace window in studio/workshop with new door.
▪ Install new conservation rooflight into Northern pitch of workshop. The conservation rooflight will be black and metal framed – not selected from the Velux Conservation range.

▪ Clad North elevation of workshop with grey horizontal weatherboarding.
▪ If necessary, minor repointing in lime mortar.

This application has been revised since first submitted and is now for single glazed units and not double glazed.

Relevant Planning History

L/181/02/TP: Application LBC – Replace Rear Kitchen Window With 2 New Windows' Rebuild Rear Laundry Room; Rear Clay Hanging Tiles and 2m High Brick Wall Around Rear Garden. Approved 27.11.02
L/107/93/TP: Application LBC - Bell Boxes On Front & Rear Elevations. Validated October 1993. Approved 15.11.93.
L/243/88/TP Conversion Of Outbuilding Into A Single Garage. Validated December 1988. Approved 10.1.89
L/187/88/TP: Application LBC To Convert Outbuilding Into Single Garage Validated September 1988. Approved 1.11.88

Consultations

ADCAG: support

Lancing Parish Council: No objection.

Conservation Architect: *Timber cladding the studio/workshop will cover but retain the current material palette. I don't recall any images of the current interior, but as long as there will be no loss of interesting details then the introduction of the studwork walls would be supportable. I would expect the "conservation rooflight" to be the metal rooflight type rather than a Velux Conservation Rooflight - this needs to be checked and agreed. The existing windows in this outbuilding appear to be of no historic interest.*

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of this Grade II listed building, the wider conservation area and neighbours.

Listed Building

The proposed windows will restore the property to more like its original appearance. First floor front windows and a ground floor front window no longer have the glazing bars of the original windows. Nor does a first floor rear window. These will be reinstated in the replacement windows.

All the new windows are to be in the same openings except one at the rear in a more recent addition. This is to be slightly enlarged. All new windows will be timber casements with glazing bars. They are single glazed.

Two existing front windows will be retained and refurbished if possible and only replaced if beyond repair.

The proposed windows are acceptable on this listed building and will not cause significant harm or harm to the conservation area.

The rear garden outbuilding is on the southern garden boundary. It is a brick building with a pitched tiled roof and timber windows on its north and south sides and double doors at the west end.

The applicant would like to sub divide the building to create an ancillary studio in the end closest to the house leaving the remainder as a workshop. The alterations include a stud partition wall and internal insulation. One window on the north side is to be replaced with a timber door. The three other windows are to be replaced to match those in the house. A black metal rooflight is also proposed. The applicant has agreed to a pre-commencement condition regarding this rooflight. The north side of the outbuilding is to be clad in grey horizontal weather boarding.

Again these alterations will not be harmful to the significance of this listed building. They will not be visible in the conservation area.

Neighbour amenity

This application will not be harmful to any neighbour and will only improve the appearance of the house and outbuilding.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years LBC
3. Details of rooflight

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 20.11.2020
Authorised and signed by:	Peter Barnett	Date: 23 November 2020