Expiry Date - 14/11/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1319/14 Recommendation – APPROVE

Site: 1 Mill Road Lancing West Sussex BN15 0PT

Proposal: Application for Listed Building Consent for retrospective re-thatch and repairs to roof

Date of site visit: 25/09/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application building is a detached 2-storey cottage dating from the 17th century (or earlier) with a thatched roof. It is a Grade II listed building in the North Lancing Conservation Area. The application is for retrospective Listed Building consent for the replacement of the thatch over the entire roof.

Relevant site history

None relevant

Consultations

Conservation Advisory Group: No objections

English Heritage: No objections

Representations

One objection received citing inappropriate materials and design, unsympathetic to building and conflict with NPPF

Relevant Planning Policies

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

Planning Assessment

Impact on Listed Building

The Old Cottage is a thatched, timber framed building dating back to the C17 or earlier, and is Grade II Listed. In 2010 the existing thatch was removed and strengthening works were carried with a large number of new timber rafters and a new timber ridge board erected, whilst the existing, historic roof timbers were left insitu. The roof was then re-thatched using water reed thatch. Although these works required Listed Building Consent, permission was not sought at that time, and therefore the works have remained unauthorised.

This cottage would originally have been thatched using long straw, or possibly combed wheat reed. In support of this application, the applicant's Design, Access and Heritage statement explains that in 1946 a full re-thatch had been carried out and in 1976 a half coat water reed thatch had been added. In the circumstances it is quite likely that all evidence of the past type of thatching material had already been lost. As English Heritage point out in their observations, the elaborately decorative block ridge, with birds on top, is a much more modern feature. They advise that, as the ridge requires to be repaired more frequently than the rest of the thatched roof, this is replaced with a traditional flush ridge when it is next re-ridged, as this would be a more historically correct interpretation of the ridge detail and more in keeping of how the cottage originally appeared.

The original roof members had distorted over time resulting in a dip in the ridgeline. The existing timber rafters had suffered from water penetration and beetle attack over a long period of time, and in 2010 the thatcher had recommended strengthening and realigning the roof. The original roof structure has still been retained and therefore this significantly important feature has not been lost. Visually, the building no longer has a dip in the ridge line but this is not considered to detract from the special importance of the building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans and Heritage Statement

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

Case Officer: L Simmons Date: 28 November 2014

Authorised by: J Morin Date: 19.12.2014

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