DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0119/LBC Stanford Cottage
Stanford Square

DATE OF SITE VISIT: 4 April 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing premises comprises a brick built double fronted 19th century building which originally addressed Library Place to the south. However its use as store to shops fronting onto Warwick Street in the mid 20th century and construction of the omnibus depot over Library Place severed this relationship. The building is now associated with Stanford Square to the north from which access is gained from the historical rear. The building is also of note, having been a temporary residence for Jane Austen.

PROPOSAL:

The application seeks listed building consent for the formation of a new disabled toilet. The works comprise the formation of a stud partition wall, various plumbing works to install a new toilet, window vent and obscure film to the glass of the window.

The submitted plans have been amended with revisions showing non-mechanical ventilation to the existing sash window.

RELEVANT PLANNING HISTORY:

The site has an extensive history dating back to its general refurbishment and conversion to the shopping square that forms Stanford Square in the 1980s, the addition of a conservatory, painting the building, internal alterations and signage.

RELEVANT PLANNING POLICIES:

Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

The conservation area advisory panel has no objections.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application is for listed building consent and therefore the only issues under consideration are the impact of the proposal on the setting of the listed building.

The application proposes minor internal works to provide a disabled toilet together with the formation of a vent and obscure film to glazing.

The building comprising Stanford Cottage was originally a house facing Library Place to the south. At the time of its construction it probably would have featured as a the southern elevation presents an impressive two storey façade with large front door and double fronted bay windows. Surrounding development and circumstances historically marginalised the principal southern aspect of the building. Following the cessation of its use as a house (for unknown reasons) it was used as a store to shops fronting onto Warwick Street in the mid 20th century. The construction of the omnibus depot over Library Place removed any direct southern access and the formation of a small shopping mall from Warwick Street effectively switched its main aspect to the north. A conservatory has been formed to the south, in itself relatively subservient to the original front elevation, and signage formed to the north.

Internally the house lost much of its original internal partitioning detail, presumably having been cleared of obstructing walls to facilitate its use as a store in the inter-war period. Accordingly the formation of stud walling and formation of a toilet comprises a somewhat inconsequential alteration in the context of the buildings usurped surroundings and use. In any event the stud wall could be easily removed should any attempt be sought to reinstate it to its original form and setting. This is however considered somewhat unlikely mindful of its location and surroundings.

The plans have been amended to indicate the use of non-mechanical ventilation and the maintenance of the existing sash window together with obscure glazing to the window being provided by way of a temporary and removable film to the existing window.

In other regards the proposal is not considered to warrant objection and is recommended for approval.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans (as amended)
- Materials and detail to match

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan and the Submission Core Strategy (policy 16).

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

n/a

Core Strategy

Policy 16

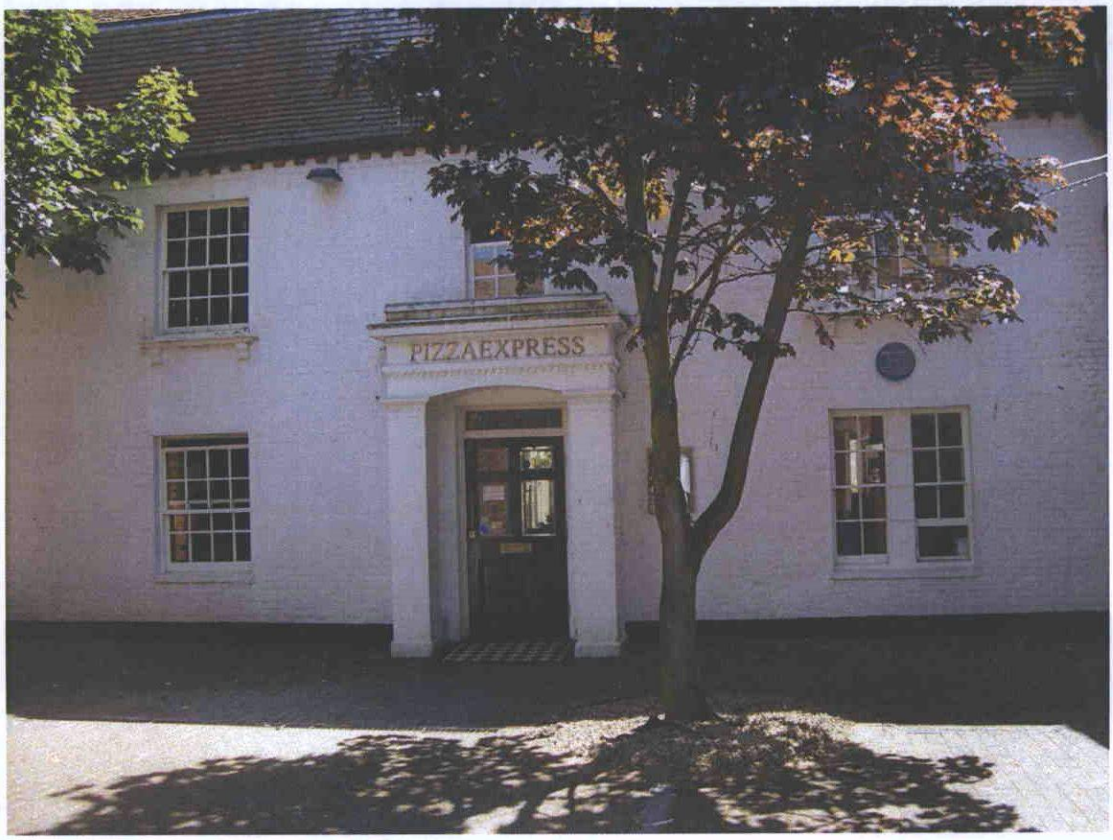
IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign.....[redacted].....Date.....27/5/11.....

Authorising Officer sign.....[redacted].....Date.....31·5·11.....




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