Development Control – Delegated Officer Report

Application Number: ADC/0498/10 Recommendation – Permit Application

Site: Cambridge Lodge, Victoria Road, Shoreham BN43 5SW

Proposal: Erection of 0.75m high iron balustrade to existing roof terrace. (Application for Listed Building Consent).

The Application

The application property is a Grade II listed building located on the east side of Victoria Road, and, on the west side of Southdown Road, within a plot which forms the apex between the junctions of the two roads. The dwelling sits on the northern boundary of Shoreham Conservation Area, in a relatively large plot behind a 23m long garden to the north, bounded by high fences.

The building is described (in part) as being mid-C18, rendered in mid C19, with a two-storey wing to the left (south) with large C20 square bay on ground floor, with a further extension to the left (south). The original house has been subdivided into three separate dwellings. Oxford Lodge comprising the entire eastern half of the building fronting Southdown Road, and Cambridge Lodge on the west fronting Victoria Road. Cambridge Lodge is itself subdivided into the ground floor flat and the first and second floor maisonette.

The application relates to the flat roofed two-storey rear addition which spans across the whole building. Permission is sought to erect a 0.75m high iron balustrade to the existing parapet which surrounds a roof terrace that is accessible to both properties.

The applicant states with their Design and Access Statement that as a result of extensive use and weathering the terrace has failed to the extent that water is now penetrating through the roof to the room below affecting the timbers and ceiling.

Consultations and Representations

West Sussex County Council: The County Conservation Architect has made no comment.

Adur District Conservation Advisory Group: No objection.

Third Parties: There has been one letter received from the owner of No.95 Victoria Road, directly to the NE of the site. They state that they have no objection to either consent, and think it is an excellent idea.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7, AB9.

Shoreham-by-Sea Conservation Area Character Appraisal and Management Strategy (ADC 2008)
PPS 1 ‘Delivering Sustainable Development’ (ODPM 2005)
PPS5 ‘ Planning for the Historic Environment’ (DCLG 2010)

Planning Assessment

Policies
There is a statutory duty to have special regard to the desirability of preserving Listed Buildings, their setting or any other features of special architectural or historic interest which they possess.

Policy AB7 of the Local Plan states that listed building consent will only be granted for any external or internal alterations, changes of use or extension to a listed building where the character of the building would not be adversely affected. The materials to be used need to be consistent with those originally used, are typical for the area and should not adversely affect the internal or external appearance of the building.

The Shoreham-by-Sea Conservation Area character Appraisal and Management Strategy states that the Southdown Road (northern) entrance to the conservation area is of good quality, delineated by a forked intersection with prominent listed buildings on either side of the road.

Visual amenity
The existing building fronts two separate roads with the main positive identifiable features of the building comprising of incised render with moulded bands, modillion cornice to the parapetted roof and moulded window surrounds, all of which are on the elevations of the original building rather than the extensions to the south. However over the years, and due to the separation of the building into different habitable units the character of the building has been detracted from, by the addition of felt roofs which overhang the parapets, the addition of waste pipes in unconventional places, the addition of the flat roofed rearmost extension and the entrance stairway serving the application property. The access to the maisonette in Cambridge lodge is via a metal staircase rising from the hardstanding in front, to first floor level in the west side of the most southern of the two extensions. The proposed balustrade would match this staircase and extend on the three sides of the existing parapet.

The use of the flat roof of the two-storey rear addition as a terrace is already established, with both properties having doors which open out onto it. The proposed steel design is simple and would add the requisite safety features to the roof terrace to make it safely useable under the Building Regulations. Although the design of the railings are not considered to be correct for the age of the building, on balance, it is not considered that the they would detract particularly from the character of the listed building.

Recommendation

Approved for reason that :-

1PC

1. C1Ci
2. The railings and other alterations hereby permitted shall be erected in accordance with plan1042/02 of 22.12.10, and shall not be constructed as independent developments.
   Reason: *In the interests of preserving the character of the Listed Building and to comply with policy AB7 & AB9 of the ADLP*
3. No development shall be carried out unless and until samples of the materials and finishes to be used for the railings and coping stones of the proposed development has been submitted to and approved in writing by the LPA.
   Reason: *In the interests of preserving the character of the Listed Building and to comply with policy AB7 & AB9 of the ADLP*
4. C19E
5. The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan 1042/03; plans and elevations 1042/02; date stamped received 22 December 2010. **Reason:** *For the avoidance…*etc

Case Officer: Carlos Hone Date: