Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0884/13

Site: **1 Old Swan Cottages Church Street Shoreham**

Proposal: **Application for Listed Building Consent for installation of internal handrails for staircase**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for handrails to run the length of the stairwell and staircase of a Listed Building, No. 1 Old Swan Cottage.

The three-storey building has several original features, including partial retention of the original staircase. A modern staircase and stairwell has been built alongside this for access to the upper floors of the building (approved in 1950s). The property is physically attached to No. 2 Old Swan Cottages and situated in a Conservation Area, adjacent to the Churchyard.

Relevant History
None

Consultations
Conservation Area Advisory Committee: *Approve*

Representations
None

Relevant Planning Policies and Guidance

Adur Local Plan (saved policies): AB7-9

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to the statutory tests of new development in the Conservation Area and affecting a Listed Building being satisfied.

Architectural and Historic Value of Listing

The handrails are an adaption for the current occupier of the Listed Building, who is elderly and now needs support to access the upper floors of the building.

The handrails are minor features to a modern stairwell and staircase (approved in the 1950s). On the uppermost floor the installation of several pieces of backboarding would be necessary to support the handrails. However these pieces are small in themselves (to measure 4 inches by 1 inch). None of the plasterwork onto which the handrails/boarding would be fixed is original.

The agent has confirmed that all the items would be removed if the current occupier were to leave the property, so these items are temporary.

For these reasons the presence of this work would not impinge on the architectural and historic interest of the Listed Building.

Conservation Area and setting of Listed Building

The proposed works safeguard the continued preservation of the Listed Building and Conservation Area, so would preserve the setting of both.

Recommendation

APPROVE for the reason:-

The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the saved policies of the Adur District Local Plan (AB7-9)

Subject to Conditions:-

1) The works for which Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

{\b Reason}: {\i To comply with Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.}

2) The development hereby permitted shall be carried out in accordance with the following approved plans and supporting information:-

Drawing titled September 2013 date valid 10-09-2013
Drawing titled Stair rails (fan landing) (A) (B) Attachment 1 date valid 10-09-2013
Documents titled Mopstick & Galvanised Rails and Gallop Rial date valid 10-09-2013

{\b Reason}: {\i For the avoidance of doubt and in the interests of proper planning.}

3) At all times during the progress of the work hereby approved, adequate measures shall be taken to protect the remaining part of the Listed Building

from collapse or structural damage. Upon completion of the work for which Listed Building Consent is hereby granted, any damage caused to the fabric of the building shall be made good to the written satisfaction of the Local Planning Authority.

{\b Reason}: [\i To safeguard the Listed Building in accordance with saved policies AB7-9 of the ADLP.}

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 30-10-2013

Authorised and signed by: Peter Barnett Date: 30 October 2013