Development Control – Delegated Officer Report

Application Number: AWDM/1613/18 Recommendation – GRANT

Site: 55A Kingston Lane, Southwick, BN42 4SP

Proposal: Application for Listed Building Consent to reinstate original higher central roof section with glazing and rooflight to south elevation

Site Visit: 21.03.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to 55A Kingston Lane being a former cart barn and a curtilage building to Listed Buildings 'The Old Rectory' and 'Old Rectory Cottage', both being Grade II Listed.

The Old Rectory and Old Rectory Cottage were first listed in September 1969 and amended in July 1984.

The law provides that buildings and other structures that pre-date July 1948 and are within the original curtilage of a listed building are to be treated as part of the listed building.

Proposal

The application seeks to reinstate the raised roof section of the cart barn which sits over the former cart entrance.

New roof light within the reinstated raised roof area.

Relevant Planning History:

ADC/0062/11 Conversion of existing storage building (stables) to a one bedroom cottage **Approved 21.09.2011**

ADC/0063/11 Application for Listed Building Consent for conversion of storage building (stables) to a one bedroom cottage. **Granted Consent 21.09.2011**

Consultations: Adur District Conservation Advisory Group:

Recommend approval

Representations: None received

Relevant Planning Policies
Adur Local Plan: Policy 16
Historic England Advice Note 10 'Listed Buildings and Curtilage'
National Planning Policy Framework (2019)

Planning Assessment

The property is a curtilage building relating to a grade II listed building therefore the primary consideration will be whether the proposed works are acceptable in terms of impacts on the historic character and appearance of this heritage asset. Great weight is given to protecting the building from harm or loss that would affect their special interest and character.

Historic Character and Appearance

The single storey flint building abuts the pavement and its rear boundary abuts the neighbouring property land; the flint building forms an attractive positive building within the area and the neighbouring listed buildings, it thereby significantly contributes to the character and appearance of the Conservation Area.

Planning permission and listed building consent were granted in 2011 for the conversion of the cart barn/stables to a one bedroom dwelling. The plans submitted with that application clearly identified the existing raised roof above the entrance, a feature that clearly identifies that carts were stored within the building, as the carts would not have been able to gain access into the building without high doors and the associated raised roof over the doors.

The conversion works have not been carried out in accordance with the approved plans, with the central area of roof constructed in the same plane as the side areas. It is therefore desirable that the central area of roof should be raised to replicate the original character and to identify its historic significance, and its reinstatement is therefore a positive feature within the building.

The second item to be proposed for this site is a roof light positioned within the raised roof section. The roof light is a newer feature than the raised roof, but it would not unduly detract from the historic character of the building.

Recommendation

GRANT subject to Conditions:-

1. Approved plans
2. 3 yr time limit
3. Protect from collapse
4. Make good any damage
5. Use original materials

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

Case Officer: Eve Hearsey Date: 4/6/2019

Authorised by: Peter Barnett Date: 4 June 2019