Expires
11/03/08

Development Control – Delegated Officer Report

Application Number: ADC/0017/08 Recommendation - Permit

Site: **25 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **Additional north side secondfloor window and internal alterations (secondfloor ensuite bathroom) (application for Listed Building Consent)**

The Application

The application property is a mid 18th Century, Grade II listed, two-storey house in a prominent location on the SW side of the where Church Street meets the churchyard of St. Mary de Haura.

The northern elevation is constructed mainly of flintwork with two brick built chimney stacks and brick quoin detailing. There are two existing windows in the north elevation, one casement window with mullions and brick band surround serving the first floor and a smaller square window serving the attic room, again with brick surround. The northern flank wall is fully exposed and visible from the north of Church Street, the Churchyard and the surrounding Conservation Area.

A planning application (ADC/707/07) for two matching timber casement windows at attic level on new and one replacing the existing window was refused on the grounds that it did not relate sympathetically in design and form with the character of the flank wall of the building.

The current application is for one new sash window to match the existing one at first floor level, to be installed at attic level adjacent to the existing window.

Consultations and Representations

County Planning Services: The County Conservation Architect has stated that this is a sensitive window.

Adur District Conservation Advisory Group: No objection.

Third Parties: There have been no third party representations on this application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): CH5.

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AB7, AB9, AB11.
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

As this application is for listed building consent, only matters related to the effects of the proposals on the Grade II listed building are relevant; not the effects on residential amenity or other considerations.

There is a statutory duty to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess. This is reflected in the above policies.

Effect on Listed Building.

The Listed Building appears to have been altered over the years with the northern elevation showing evidence of alteration through brick bands and quoins in the middle of the flint panel between the chimney stacks. The flank wall has a distinct organic quality about it which is part of the intrinsic character of the listed building. The contrast between the sizes of the existing sliding sash window at first floor and small square window serving the attic help to preserve this quality.

Under the current application it is felt that the single additional window would be more in keeping with the character of the north side wall of the house, than on the previous application (ADC/707/07). The window would be 0.3m from the side of the chimney and off-set from the window below, which would give a more natural, or organic feel to the flank wall, helping to retain the intrinsic value of the Listed Building.

The proposed addition of the en-suite bathroom would require the removal of the lightweight partition wall, and all the waste disposal of water would be dealt with internally, and it is therefore considered to be acceptable.

Recommendation

APPROVE for reason that :-

1PC

1. C1Cii
2. The window hereby ~~permitted~~ granted consent shall match in size and design that in the existing north face at first-floor level. It shall have a brick banding above the head of the window ~~which will~~ match in colour and texture ~~those~~ that of the existing building unless otherwise approved in writing by the Local Planning Authority.

To safeguard the character of the building

Reason: ~~In the interests of amenity~~ *and to comply with policy AB11 of the Adur District Local Plan and CH5 of the West Sussex Structure Plan.*

3. C19D
4. C19E
5. C19G

Case Officer: [signature]
Date: 04.02.08

[signature] 5/2/08