Expiry Date - 15/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0549/23 **Recommendation – GRANT CONSENT**

Site: **Stanhope Lodge Arundel Road Salvington Worthing**

Proposal: **Listed Building Consent for removal of old clay roof tiles, rafters and part trusses/purlins at single storey Stanhope Lodge Store and replacement with similar plain clay roof tiles, new rafters and repaired or replaced rotted trusses/purlins. Replacement of half round upvc gutter with powder coated aluminium gutter.**

Date of site visit: 22.06.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to Stanhope Store, a late C18/early C19 Grade II listed, single-storey, flint walled, clay-tiled, pitch-roofed former store (or stable) attached to the west side of Stanhope Lodge (an C18 brick-built, 2-storey dwelling), and the east side of the Coach & Horses Public House (also Grade II Listed).

It forms part of a group of buildings located outside of the designated 'built-up' area of Worthing accessed from a vestigial section of the old Arundel Road. The A27 trunk road lies to the north, and beyond that the South Downs National Park.

Stanhope Store is currently unused and the roof structure is in a particularly poor and unsafe condition. It is included within the curtilage of Stanhope Lodge, a single family dwelling house.

The Listing describes Stanhope Store as follows:-

Arundel Road STANHOPE LODGE AND STANHOPE STORE II 20-SEP1984

TQ 10 NE WORTHING ARUNDEL ROAD 23/10021
Stanhope Lodge And Stanhope Store 20.9.84 II STANHOPE LODGE WAS FIRST LISTED ON 20 SEPTEMBER 1984 AND WAS THEN INCLUDED IN THE TWENTY THIRD LIST FOR THE DISTRICT OF ARUN IN THE PARISH OF CLAPHAM. House and outbuilding, probably originally a stable, now in separate ownership. Stanhope Lodge has an C18 north west wing and early C19 south east wing. Stanhope Store is late C18 or early C19. Stanhope

Lodge is of red brick in English bond to north west wing and Flemish bond with blue brick headers to south east with tiled roof and end brick chimney stacks. Two storeys with 3 horizontally sliding casements to north west with cambered head linings to ground floor, central doorway in moulded architrave surround with projecting cornice on console brackets and double doors to right hand ground floor probably originally housing carriage. C19 clock-face to extreme right. South east wing is set back addition of one bay with sash window with horns and C20 garage doors. Rear elevation has 5 sash windows. Stanhope Store is a one storey outbuilding attached to the right of Stanhope Lodge in flint with red brick lacing courses and tiled roof.

Proposal

The new owners of Stanhope Lodge wish to utilise Stanhope Store as part of the dwelling and seek to undertake necessary refurbishment works to the roof structure and interior of the store building in order to make it habitable (as a kitchen).

Listed Building Consent is sought to remove the existing poor condition timber roof structure and lath and plaster ceiling and replace it with a new timber roof structure with part vaulted ceiling and part exposed oak timber truss beams, posts and purlin struts. The works would involve removing the existing clay (and concrete) plain roof and ridge tiles, retaining for re-use those clay tiles in good condition; raising the external walls by two courses of lacing bricks (using reclaimed bricks) to achieve a suitable wall plate bearing; introducing insulation with an air gap for ventilation between the rafters; and a new lath and plaster ceiling.

Other alterations involve replacing the existing C20 ceramic flooring with heritage stone floor tiles, installing timber kitchen cabinets with stone worktops, incorporate hidden services, and replace mid C20 rear (south) door and window.

Following receipt of the application a site visit was carried out with the Conservation Architect present to ascertain a course of action to allow the condition of the existing roof structure to be safely inspected and examined and a report to be subsequently submitted detailing the results together with photographs, and detailed plans and sections outlining the existing and proposed roof structure.

A Report on the Condition of the Existing Roof Structure (Parts 1 and 2) was subsequently received in support of the application.

Site investigations have identified a significant lean to the upper east gable wall of the attached Coach and Horses PH for which remedial works will need to be undertaken and which the Conservation Architect has confirmed should form the subject of a separate Listed Building Consent application.

Relevant Planning History: None

Consultations:

Conservation Architect:

"The Report on the Condition of the Existing Roof Structure Parts 1 and 2 needs to be part of the application documents. Once you have those changes highlighted I see no reason why approval should not be granted…….. Thinking about possible conditions it is likely that some form of extract may be required from the new kitchen. Is it possible to condition this? Details of waste pipe runs could also be conditioned. Details of any new clay roof tiles and metal guttering."

Representations:

A representation was initially received from South Coast Inns commenting that the application cannot be supported if it causes damage to [the Coach & Horses PH].

Officer Comment – A LBC application has since been received (AWDM/1281/23/INVALID) by the same Agent acting on behalf of South Coast Inns Ltd for undertaking remedial works to the upper east gable wall and roof of the Coach & Horses PH.

Agent Comment - For clarity, the Stanhope Lodge Store roof structure is, and any replacement structure, will continue to be independent
of the Coach and Horses roof structure and gable wall and as works to replace the roof structure and re-tile can be carried out without any bearing or fixing to the Coach and Horses gable wall, a Party Wall Notice would not be required to be issued by Stanhope Lodge.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SS1, DM5, DM23, DM24
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

The key consideration is the effect on the historic significance of the Listed Building building, its setting and features of special architectural or historic interest.

Paragraph 199 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Detailed examination of the existing roof structure has identified a number of serious structural defects including undersized, fractured and deflected roof members (rafters, ceiling joists, purlins and trusses), together with significant infestation and rot resulting in deflection of the roof and stress to the external walls. Substantial rot in the timber laths has resulted in weakness of the lath and plaster ceiling (resulting in an area of collapse during investigation works).

The Conservation Architect is satisfied with the conclusion of the detailed report that the condition of the existing timber roof structure and lath and plaster ceiling is substantially poor and beyond practical repair, and has raised no objection to the proposed replacement structure with a part vaulted lath and plaster ceiling and partially exposed roof timbers subject to the recommended conditions.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. LBC time limit
3. Roof to be re-covered where possible using clay tiles reclaimed from the existing roof supplemented as necessary with Handmade Brookhurst clay tile ‘Restoration’ by Sahtas UK Ltd
4. Agree spec of powder-coated metal half round gutter; floor tiles
5. Agree wastepipes runs; kitchen extract, replacement of non-original rear door/window to rear
6. New ceiling to be lath and plaster
7. Protect from collapse – damage made good

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jo Morin Date: 26.10.2023

Authorised by: Gary Peck Date: 26 October 2023