



TO: Planning Committee South

BY: Head of Development

DATE: 18 December 2018

DEVELOPMENT: Proposed conversion of former Lloyds Bank to provide 1no. retail unit and 4no. flats, and conversion of existing barn to 1no. dwelling together with all associated internal works (Listed Building Consent)

SITE: 37 High Street Steyning West Sussex BN44 3ZA

WARD: Steyning

APPLICATION: DC/18/1811

APPLICANT: **Name:** Mr Cameron Robertson-Aitken **Address:** c/o agent

REASON FOR INCLUSION ON THE AGENDA: At the request of Cllr Lloyd

RECOMMENDATION: To grant listed building consent subject to conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks Listed Building Consent for the conversion of the existing building into 1 no. retail unit on the ground floor, with 4 no. flats to the upper floors; and the conversion of the existing barn to the rear of the site to 1no. dwelling.

1.3 The proposed works to the frontage building would involve largely internal works to reconfigure the layout to provide a smaller ground floor commercial/retail unit and store rooms, with the provision of 4 no. flats to the ground and first floor. Two single storey rear extensions are proposed to the building to provide living accommodation for the 2 no. flats proposed to the ground floor. The proposed internal works would primarily retain the historic plan form, with the removal of later partitions to the ground floor, and the blocking-up of certain openings to facilitate the subdivision of units. The proposed internal alterations would create a small retail unit with kitchenette w.c, and store rooms to the ground floor at the front of the building, and the provision of a 2 no. 2-bed flats on the ground floor; with the provision of a 3-bed flat and 2-bed flat on the first floor.

1.4 The proposed retail unit would be accessed from the existing entrance which fronts the High Street, with the removal of the existing partitions to provide an open floor plan within the unit. The proposal would result in a retail unit measuring approximately 118sqm. Flat 1 would provide 2 no. bedrooms, and would measure to a total floor area of approximately 74sqm; Flat 2 would provide 2 no. bedrooms, and would measure to a total floor area of approximately 80sqm; Flat 3 would provide 2 no. bedrooms and measure to a floor area of

approximately 114sqm; with Flat 4 providing 3 no. bedrooms, and measuring to a total floor area of approximately 108sqm.

- 1.5 The single storey rear extension to the north-west of the building would sit between the northern boundary and the existing two storey projection, and would measure to a depth of 5m and a width of 4.7m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the ground level. The proposal would incorporate a folding door the western elevation which would open to a courtyard garden, with the addition finished in matching materials. The single storey rear extension to the south-west would measure to a depth of 3.2m from the existing rear projection, to a total width of 8.8m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the existing ground level. The proposal would incorporate folding doors to the northern elevation, with 2 no. windows to the western elevation. The addition would be finished in matching materials, and would incorporate 2 no. roof lights within the roof.
- 1.6 The application also seeks Listed Building Consent for internal and external alterations to the curtilage barn that fronts Charlton Street, to facilitate its conversion to a 1-bed dwelling.
- 1.7 The existing barn is positioned to the south-west of the site, and lies directly adjacent to Charlton Street. The proposal would involve internal and external alterations to facilitate the change of use to a 1-bed dwelling, which would have a total floor area of 75.2sqm. The proposal would include the internal subdivision of the ground floor to incorporate a kitchen and bathroom, and an internal staircase installed to provide a bedroom on a mezzanine level. The proposal would incorporate 2 no. rooflights to the eastern roof slope, with the addition of new doors to the south and west elevations.

DESCRIPTION OF THE SITE

- 1.8 The application site consists of a Grade II Listed Building which lies within the built-up area and Primary Shopping Area of Steyning, and sits within the designated Conservation Area of Steyning. The site is surrounded by a mix of retail, commercial, and residential properties, many of which consist of Grade II Listed Buildings.
- 1.9 The site's current lawful use is for a bank (A2) use on the ground floor, with a single 4-bed flat to the first floor. The business unit is accessed from the central door to the front of the building, with separate access provided to the first floor flat through an entrance door off-set to the side of the frontage.
- 1.10 The neighbouring properties sit along the frontage of High Street to the west of the application site, with ancillary buildings positioned directly to the north of the site. A converted barn to the north-west of the site is used as an independent residential dwelling.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

- 2.2 **National Planning Policy Framework**

- 2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 34 - Cultural and Heritage Assets

2.4 Supplementary Planning Guidance: Steyping Parish Conservation Appraisal

2.5 RELEVANT NEIGHBOURHOOD PLAN Steyping Parish Neighbourhood Plan - Designated (Regulation 7)

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/14/1376	Provide new timber boxing to timber beam, fixed and finished to match existing boxing, on inspection of roof and chimney, repair lead valley gutters where needed and re-fix or replace as necessary individual roof tiles. All to match existing patch repair where possible or replace defective timber window ills with new timber ills, paint timber work, including entrance door, and all down pipes to match existing. Locally re point brickworks to front elevation where mortar has district, and to rear elevation around obvious crack, hack away render for inspection, prior to re rendering and painting to match existing (Listed Building Consent)	Application Permitted on 21.08.2014
DC/16/2703	Conversion of existing barn to form 1 No. residential unit and re-development of the rear of the site to create 3 No. three-storey town houses (Listed Building Consent)	Withdrawn Application on 23.01.2017
DC/17/2621	Conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works (Listed Building Consent)	Application Permitted on 18.05.2018
DC/17/2626	Proposed conversion of former Lloyds Bank to provide 4x flats and 1x retail unit with erection of single storey rear extension and associated internal alterations (Listed Building Consent)	Withdrawn Application on 23.05.2018

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

3.2 **HDC Conservation:** No Objection:-

- The principle of conversion of the frontage building is acceptable, with the internal alterations proposed acceptable. The proposed extensions to the ground floor are designed with flat roofs to avoid fouling first floor windows. The provincially classical character of the rear elevation could carry flat roofed extensions, provided these are detailed to reinforce the historical architectural character.
- The proposed conversion of the barn at the rear is acceptable in principle. This building does positively contribute to the Conservation Area, and a more intensive use will ensure it is maintained and repaired in the future. The alterations will not prevent it from being recognised as a historic barn.

PUBLIC CONSULTATIONS

- 3.3 **Steyning Parish Council:** Objection for the following reasons:
- Design of the 2no. dwellings to the rear is out of character with adjacent Listed Building and Conservation Area
 - Cumulatively results in overdevelopment of the site
- 3.4 A total of 3 objections were received for the proposed development, and these can be summarised as follows:
- Overdevelopment of the site
 - Intensification of traffic and parking issues
 - Out of character with the designated Conservation Area
 - Loss of amenity to neighbouring garden

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The application seeks Listed Building Consent for the conversion of the existing building into 1 no. retail unit on the ground floor, with 4 no. flats to the upper floors; and the conversion of the existing barn to the rear of the site to 1no. dwelling.

Special Character and Distinctiveness of the Listed Building

- 6.2 Paragraph 193 of the NPPF sets out that '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 its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'
- 6.3 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.
- 6.4 Policy 34 of the Horsham District Planning Framework states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

- 6.5 The site consists of a long and narrow plot whereby the hierarchy within the site reads as the principal building fronting the High Street, with open space immediately behind, and a subservient ancillary barn situated to the rear of the plot fronting the service lane. This setting directs that development should have a sense of hierarchy, with any development to the rear of a subservient nature to the frontage building adjacent to Steyning High Street.
- 6.6 It is acknowledged that the existing frontage building itself already consists of a relatively complex layout; however, the historic plan forms reads as cellular rooms and divisions, with predominantly square rooms accessed through regular sized hallways. The proposal seeks to primarily use the existing room divisions, with limited internal alterations. Where the proposal would introduce additional subdivisions these would generally reflect the cellular layout of the existing rooms.
- 6.7 The proposed works, including the proposed rear extensions, are considered to be of a scale, form and mass that would sit comfortably within the context of the Grade II Listed Building. The proposed extensions are considered to relate sympathetically to the character and distinctiveness of the Listed Building, and are considered to be relatively minor additions that would not harm the character or appearance of the existing building. Whilst the proposed subdivisions would further intensify and compartmentalise the existing building, the nature and proportion of these rooms are not considered to detract from the historic plan form of the Grade II Listed Building. The proposal is therefore considered to result in less than substantial harm, with the proposal considered to contribute to the sustainable and continued use of the heritage asset. As such, the proposal is considered, on balance, to preserve the sustainable and continued use of the Grade II Listed Building, in accordance with Policy 34 of the Horsham District Planning Framework (2015).
- 6.8 The proposed conversion of the existing barn to the rear of the site was previously accepted as part of an earlier application for listed building consent under ref: DC/17/2621. This consent included the conversion and associated alterations to the curtilage Listed Building. As with the existing consent the current scheme would retain the historic fabric of the barn, with the addition of partitions and insulation internally to facilitate the conversion. The applicant has outlined the proposed methodology of works, which is considered to utilise materials and building techniques that would preserve and ensure the clear legibility of the historic significance. As such this element of the proposal is considered to accord with Policy 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 It is recommended that the application be approved, subject to the following conditions.

1 **List of approved plans**

- 2 **Standard Time Condition:** The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 **Pre-Commencement Condition:** Notwithstanding previously submitted drawings, no works shall commence until the detailed design, including materials and finishes, of the following items have been submitted to and approved in writing by the Local Planning Authority:

- a. All new services, including pipework, for the bathroom and kitchen
- b. All new extraction and boiler flues and vents
- c. All new external doors (including door furniture)

d. All new windows (including reveals, cill and head treatment)

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: As this matter is fundamental to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The works undertaken to the barn shall strictly accord with the methodology and specification as outlined on the approved plan reference 2.27 received 24.08.2018. These works shall thereafter be retained.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black, and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The rooflight(s) hereby approved shall be metal framed, painted black, and fitted flush with the adjoining roof surface, shall not project above the plane of the roof and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the listed building.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/1810
DC/18/1811
DC/17/2621