



TO: Planning Committee
BY: Head of Development
DATE: 6 February 2018
DEVELOPMENT: Installation of internal 3-storey through floor lift (Listed Building Consent)
SITE: Highams Capel Road Rusper Horsham West Sussex RH12 4PY
WARD: Rusper and Colgate
APPLICATION: DC/17/2501
APPLICANT: **Name:** Mr and Mrs Kitchen **Address:** Highams Capel Road Rusper
Horsham West Sussex RH12 4PY

REASON FOR INCLUSION ON THE AGENDA: The application has been made by a District Councillor

RECOMMENDATION: To grant listed building consent

1. THE PURPOSE OF THIS REPORT

1.1 To consider the application for listed building consent.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks listed building consent for the installation of a lift to provide access between the ground and first floors.

1.3 The lift will be sited within an existing ground floor WC, which will be altered to provide an enlarged area, with a cupboard removed in the first floor ensuite bathroom to provide access to the first floor. A modern stud wall will be removed at ground floor level and the studwork cupboard within the ensuite will be removed and replaced with the lift shaft formed in timber studwork. The lift aperture would be created by cutting a hole some 1.05m by 0.75m through the ceilings on the ground and first floors with new floor joists installed to provide structural stability. The lift aperture is required to go into the second floor due to the low ceiling heights within the property.

DESCRIPTION OF THE SITE

1.4 Highams is a grade II listed property consisting of two ranges featuring tile-hanging above brick facing with a Horsham stone roof. The section of the building where the lift is to be located is detailed within the heritage statement as being a later addition to the property. The property is located some 500m north of Rusper and lies to the west of Capel Road.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.3 National Planning Policy Framework

2.4 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 42 - Strategic Policy: Inclusive Communities

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 The Parish of Rusper was designated as a Neighbourhood Development Plan Area on 18 February 2016. There is no made plan at present.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

RS/33/71	Alterations to existing building	Application Permitted on 31.08.1971
RS/51/71	New boiler house + 2 flue chimneys	Application Permitted on 21.01.1972
RS/35/72	Addition to form lobby to kitchen	Application Permitted on 14.07.1972
RS/12/74	Windows in attic	Application Refused on 24.04.1974
RS/51/79	Dutch barn	Application Permitted on 15.10.1979
RS/33/85	Erection of dormer windows (listed building consent)	Application Permitted on 06.09.1985
RS/19/87	Conversion of domestic shed into one dwelling	Application Permitted on 25.11.1987

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

INTERNAL CONSULTATIONS

3.2 **HDC Conservation:** No Objection.

PARISH COUNCIL

3.3 **Rusper Parish Council** – Support the applications as *“it provides better accessibility for residents with disabilities”*

PUBLIC CONSULTATIONS

3.4 Two representations have been received supporting the application for the following reasons:-

- The applicant is extremely frail and his mobility is limited
- The stairs are very difficult and unsuitable for the applicant
- The lift would improve the applicants safety and enable them to remain in the property

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 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states 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.”* This is reflected by Policy 34 of the HDPF which states that works to listed buildings should reinforce the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

6.2 The proposal is for the installation of a compact ‘through-floor’ lift to be positioned within an existing WC on the ground floor, the corner of an ensuite on the first floor and the corner of a bedroom on the second floor. The proposed lift is effectively a rectangular cubicle held by a steel running frame. At ground floor level the existing WC and stud wall will be altered to make space for the lift, a maximum of three ceiling joists will be cut to form the opening and a new joist installed to support the existing joists and lift. The floorboards removed will be laid around the lift aperture (and onto the lift lid) so that when in the position on the first floor, the base effectively acts as a ceiling for the room below. At first floor level the airing cupboard/wardrobe within the ensuite will be removed and three ceiling joists removed and a new joist installed. A lift shaft will be formed around the lift using stud walls. On the second floor a bulkhead will be formed with timber studwork with the floorboards placed on top of the unit.

6.3 It is understood that various options to provide a suitable access for the applicant to access the first floor have been considered, for example a stair lift, but as a result of the constraints of the building a through-floor lift is considered to be the most suitable solution.

As part of the application process additional information has been received providing further detail on the construction and impact of the proposed internal alterations. The additional information demonstrates that the proposed alterations would have little impact on the historic fabric or significance of the Listed Building and the Council's Conservation Consultant has raised no objection to the works.

Conclusion

- 6.4 The proposed lift will have some impact on the internal layout and proportions of the building. The affected parts of the building are though considered to be of low importance and the proposal would not impact on the significance of the Listed Building. It is also noted that the proposed works would potentially be reversible, with both the floorboards and ceilings being capable of reinstatement in the future. The application is therefore recommended for approval.

7. RECOMMENDATIONS

- 7.1 It is recommended that the application be approved subject to appropriate conditions as suggested below:

1 **List of plans**

- 2 **Standard Time Condition:** The works hereby permitted shall be commenced 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 **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).

Note to applicant: In order 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, the timber beams should be re-used within this development if possible.

Background Papers: DC/17/2501