



TO: Planning Committee South

BY: Head of Development

DATE: 15 May 2018

DEVELOPMENT: 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)

SITE: Lloyds Bank TSB Limited 37 High Street Steyning West Sussex BN44 3ZA

WARD: Steyning

APPLICATION: DC/17/2626

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

REASON FOR INCLUSION ON THE AGENDA: By request of the Cllr Willett, and as the application accompanies DC/17/2625

RECOMMENDATION: To approve listed building consent subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 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. The proposal 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.
- 1.2 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.
- 1.3 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.

- 1.4 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.
- 1.5 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.

DESCRIPTION OF THE SITE

- 1.6 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, including in particular those opposite and adjacent to the either side.
- 1.7 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.
- 1.8 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

Supplementary Planning Guidance:

- 2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

2.5 Following the de-cluster of the SWAB group, Steyning Parish Council at Full Council Meeting (20/11) approved to move forward with a new neighbourhood plan and agreed Terms of Reference. The Parish Council are now recruiting steering group members to assist with the development of the Neighbourhood Plan.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

There is an extensive planning history for the site, relating to alterations to the building, none of which is directly relevant to this application.

DC/17/1625	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 (Full application)	Accompanying planning application, also included on this Agenda
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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

MEMBER CONSULTATION

3.2 Cllr Clarke provided comments, raising concerns with the following aspects:

- Provisions for affordable housing given the number of units provided across the two schemes
- Limited parking provision for both schemes and the impact of the proposals on the controlled parking within the vicinity
- Appearance of the proposed dwellings and how they relate to the Listed Building and Conservation Area

INTERNAL CONSULTATIONS

3.3 **HDC Conservation:** No Objection
(Summarised) Regrettably the historic use of the ground floor of the building as a bank has ceased, and the building including the single floors (which comprised a single flat) has fallen into redundant use. Due to the extensive past alteration of the building, which included various phases of extensions and alterations of the plan form, the building does not easily lend itself to re-use in its current form. With this in mind, the current proposal for a retail unit and residential flats is considered acceptable in principle, subject to conditions to secure final details of the detailing for the proposed works.

OUTSIDE AGENCIES

3.4 N/A

PUBLIC CONSULTATIONS

3.5 **Steyning Parish Council:** Objection on the grounds of overdevelopment

3.6 Two letters of objection were received, and these can be summarised as follows:

- Location of bike sheds and impact on neighbouring amenity
- Loss of light to neighbouring ground floor windows

- Fixture of structures to shared boundary wall
- Publicity procedure

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. The proposal 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.
- 6.2 Paragraph 132 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 It is acknowledged that the site 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. Whilst noted that the proposal would introduce additional subdivisions, these would generally reflect the cellular layout of the existing rooms.
- 6.6 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.

- 6.7 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 to the heritage asset, with the proposal offering tangible public benefits by ensuring the continued sustainable use of the heritage asset. These benefits outweigh any harm identified when applying paragraph 134 of the NPPF. 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).

Conclusion

- 6.6 The proposed development would enable the continued sustainable use of listed building, and the alterations are considered to relate sympathetically to the special character and appearance of the building, reflecting the locally distinctive vernacular of the building, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 To approve listed building consent subject to the following conditions:

1 **Approved Plans Condition**

- 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 **Pre-Commencement Condition:** Notwithstanding previously submitted drawings, no development 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 bathrooms and kitchens
- b. All new extraction and boiler flues and vents
- c. All new internal doors (including door furniture)
- d. Fire protection upgrades and sound insulation
- e. All new windows (including reveals, cill and head treatment) for all new glazing, including windows and folding doors
- f. Parapet, rooflight and flat roof details to new extension
- g. New external steps and retaining walls to rear
- h. All external wall, roof and surface materials and finishes to the extensions and courtyard gardens

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

Reason: As these matters are 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:** 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).

- 5 **Regulatory Condition:** The rooflight(s) hereby approved shall not project above the line of the parapet 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).

- 6 **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/17/2626
DC/17/1625