

Parish: Chichester	Ward: Chichester South
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CC/18/01188/FUL and CC/18/01189/LBC

Proposal Change of use from use classes B1 (offices) and A1 (retail) to a single residential dwelling.

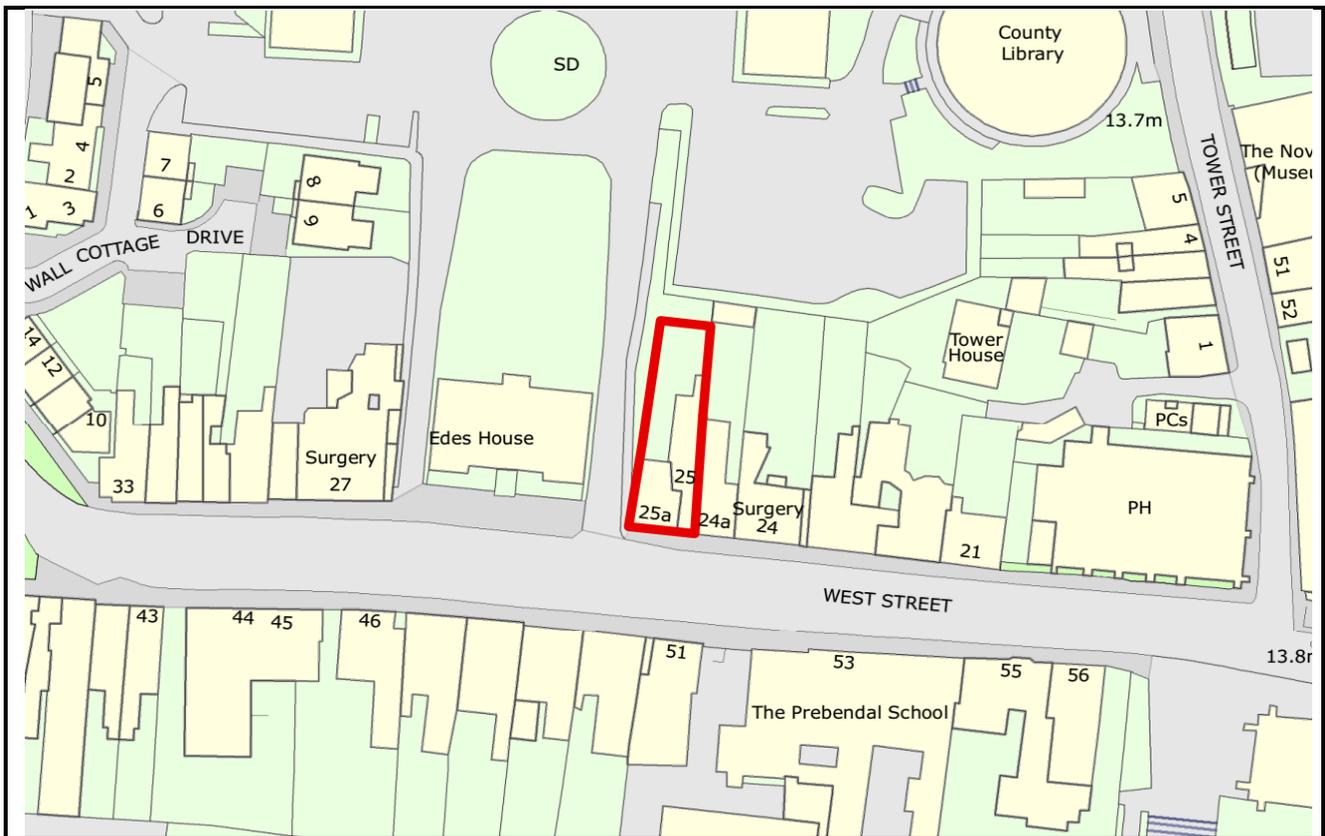
Site 25 West Street Chichester PO19 1QW

Map Ref (E) 485823 (N) 104875

Applicant Ms Campbel

CC/18/01188/FUL: RECOMMENDATION TO PERMIT WITH S106

CC/18/01189/LBC: RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

1.0 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 The application site is located within the settlement boundary of Chichester, within the city centre. The application property is a Grade II Listed Building, within the Chichester Conservation Area. It is 19th century in origin, originally built as a town house but later converted into offices and used by West Sussex County Council, with a ground floor shop.
- 2.2 The property is located to the north side of West Street, outside of any defined shopping area within the Local Plan. To the west and to the rear (north) of the application site are buildings in use as offices by WSCC. To the east and south there is a mixture of townhouses used for residential and commercial purposes, including offices and retail.

3.0 The Proposal

- 3.1 The proposal seeks the conversion of the building from A1/B1 use into C3 residential use, with associated internal and external alterations.
- 3.2 At ground floor the main shop space would become a kitchen area and new steps inserted which would lead into a new dining room, facilitated by the reinstatement of a previous wall opening. The main access to the building would remain unaltered for the proposed dwelling. To the rear of the ground floor, the existing single storey extension would be repaired and utilised for storage and a new wall inserted to create a cloakroom. Within the basement, first floor and second floor, the floor layout would generally remain as existing, with some walls and openings slightly reconfigured to allow the residential use.
- 3.3 The existing shopfront would be retained, but the large glazing panels would be replaced with sash windows. To the rear double doors would be inserted to provide additional light.
- 3.4 Additional marketing information and amended plans were received on 07/08/18 which amended the proposed internal alterations, seeking to retain the historic fabric of the building and reuse historic openings in order to address the original comments made by the Historic Buildings Adviser.

4.0 History

00/01506/CPO	PER	Conversion of ground floor offices into community 'Help Point'. (Change of Use).
11/02463/COU	PER	Change of use from D1 (non-residential institution) to A1 (retail).
11/03190/LBC	PER	Non structural, cosmetic changes to interior/exterior. Paint exterior frontage. Add metal signage letters to upper facades. Interior alterations.

17/00549/PASUR	ADVGIV	Change of use from offices to 1 no. dwelling.
17/00598/PRESS	ADVGIV	Change of use and conversion of building from offices to 1 no. dwelling.

5.0 **Constraints**

Listed Building	YES – Grade II
Conservation Area	CC
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

6.0 **Representations and Consultations**

6.1 **City Council**

4.09.2018

Re. 18/01188/FUL, amended plans for 25 West Street, the City Council's original objection still stands as members' concerns regarding the principle of development have not been overcome.

7.06.2018

Objection. The marketing appears to have been limited. Significant interest has been shown in this ideally located commercial building, including a formal offer. There is little detail provided showing that interest was actively followed up. The loss of retail and employment space and the change of use to residential, including the physical alterations to facilitate this, would be detrimental to the character and appearance of the listed building and conservation area, and the evidence provided does not show that this would be justified.

6.2 **CCAAC**

The Committee objects to this application. We regret the loss of retail premises, and there is no convincing case that commercial interest has not been expressed.

6.3 **Natural England (Summarised)**

No objection subject to the LPA carrying out the Appropriate Assessment and ensuring appropriate SPA mitigation is secured.

6.4 WSSC Highways (Summarised)

No objection

- o The proposal would not have a severe impact on the operation of the highway network.
- o No transport grounds to resist the proposal.
- o Secure and covered cycle provision should be secured by condition.

6.5 Historic Buildings Advisor

29.6.18

Significance of features:

The original features which give significance to this Listed house from the mid Victorian era include *(may not be exhaustive): the load-bearing brick construction; the original plan-form (or layout) including structural walls; room volumes; timber sash windows, and internal windows including coloured glass and period glazing bars, and window openings; bay windows to the front elevation; shopfront windows and any surviving joinery; stucco work to the front elevation including dentilled cornice (over-throw);Doric pilasters to front entrance door; bracketed cornice at roof level.

Impact on Significance: (Assessment of scheme)

The overall proposal to return No. 25 West Street to its original residential use is considered allowable in principle. However, there are some suggested proposals which would fail to conserve the original features including the structure and plan-form which should be amended to take a 'light-touch' approach.

Please can the following revisions to the floor-plans be made:

Ground Floor:

Front Elevation- the shopfront can be altered to introduce large timber sash windows. However, care should be taken to conserve the outer frame which appears to be an authentic Edwardian frame and insert the new sashes within this old frame including corner splays.

Rear Elevation/ Floor plan- The proposal to demolish a large part of the rear elevation including the small projecting extension should be resisted. The outbuilding should be retained, ideally, with a new rear glazed extension (or conservatory) fitted in this recess. New sliding/folding "café" style doors appear appropriate only to be used as a new feature in order to extend this rear scullery room without the need to demolish so much of the rear wall. Also, the plans must indicate if a steel beam is proposed to achieve any new opening here.

Basement- Floor plan: Delete the proposed loss of brick wall that frames the Utility Room This demolition is unnecessary to use this room which is surely only capable of being used as a plant room, not a 'habitable' space (for washing machine/drier/ laundry, etc.) It has no light coming from the tiny window and would not be usable for staff for example (in my view).

Ground Floor plan- Kitchen/Dining Room: *Adjust* the new cased opening between these two rooms by opening out only the wall inside the large architrave in the rear (Dining) room to conserve more historic fabric, structure, and leave a more reasonable proportion of the original rear room. (When the entry door is swung back, the wall should meet the edge of the door, but the door should not protrude beyond this retained wall.) Also, it would appear more economical in space terms to amend the long line of stairs from the Dining Room into the Kitchen which takes a lot of space unnecessarily and reduces the room size (e.g.- to fit a large dining table.)

Ground Floor: Rear 'Snug.'

Delete demolition of the structural walls forming the rear reception room. This is an original part of the plan-form and is a significant feature. There seems no justification to create another large 'family room' as there will already be a large Living Room ('Reception') at 1st Floor which serves this function. Also, there would be a large Kitchen/Dining room on the Ground Floor which also functions effectively as a family room. Therefore, there is no justification to demolish these original walls and it would be best-practice in conservation terms to retain this rear room, perhaps as a study, or a 'snug' which would be feasible.

First Floor- There are no major changes needed here; however, it should be noted that the loss of the cross-wall between the w.c. and bathroom may be structural. Some careful insertion of a (steel?) beam would be need to effect this change, and the existing high-level (19th-C.) internal windows should be retained in situ. This conservation item should be clearly marked up on the floor-plan.

Second Floor: No changes needed to plans as proposed. Having said that, it would be ideal for the applicant to engage the services of a damp specialist such as Hutton & Rostron, or Brian Ridout Ltd. To do a Condition Survey and submit a Schedule of Works to remedy the falling and rising damp which was noticeable on site.

Conclusions: Secure the amendments accordingly as shown above. If this is done, then LBC could be granted. A Condition should be applied to secure 1:20-scale drawings of the new 'shop-front' to show retention of the existing outer frame and insertion of new timber sash windows. 1:10 scale drawings of the new sashes should be a Condition for LPA approval also, with profile of the new glazing bars clearly shown and material marked (timber). Please note: Double-glazing is unacceptable here, being contrary to CDC adopted policy for Listed Buildings.

6.6 CDC Estates Officer

No objection

The shop is off the main retail pitch and is likely to have limited retail demand.

We understand the office space requires refurbishment and the intended lettings contract and rental income would be reasonable in this location, for this type of accommodation.

6.7 Third party

1 x third Party letters of objections have been received concerning:

- a) Insufficient marketing has been undertaken and there has been significant interest in this ideally located commercial building.
- b) Little information showing interest has been followed up.
- c) Unable to obtain viewings and information when these have been requested.
- d) Marketing has not been done with the intention of a let or sale of the property. The agents were unable to advise of pricing and were not forthcoming with information.
- e) Loss of retail and employment space and change of use residential and associated alterations would be detrimental character and appearance of the Listed Building and Conservation Area.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Chichester.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 3: The Economy and Employment Provision

Policy 10: Chichester City Development Principles

Policy 11: Chichester City Employment Sites

Policy 26: Existing Employment Sites

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

Policy 47: Heritage

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours
Special Protection Areas

National Policy and Guidance

- 7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 11 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development,

For decision-taking this means:

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 7.4 Consideration should also be given to Sections 4 (Decision-Making), 5 (Delivering a sufficient supply of homes), 9 (Promoting Sustainable Transport), 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (Conserving and enhancing the natural environment), and 16 (Conserving and enhancing the Historic Environment) generally.

- 7.5 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

Other Local Policy and Guidance

- 7.6 The following documents are material to the determination of this planning application:

Planning Obligations and Affordable Housing SPD

Chichester Conservation Area Character Appraisal

7.7 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Support communities to meet their own housing needs
- Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

In relation to the application for planning permission (CC/18/01188/FUL);

- i) Principle of development
- ii) Loss of an employment use
- iii) Impact on visual amenities and character of the area
- iv) Impact on neighbouring properties
- v) Highway Safety
- vi) Recreational Disturbance

In relation to the application for listed building consent (CC/18/01189/LBC);

- vii) Impact on Listed Building

Assessment

- i) Principle of development

8.2 The application site lies within the settlement boundary of Chichester, as defined by policy 2 of the Chichester Local Plan (CLP). Chichester is the sub-regional centre of the plan area which is a sustainable location for residential development. The authorised use of the premises at ground floor is A1, which is facilitated by a shopfront, with a B1 use to the rear of the ground floor and upper floors. The building is currently vacant. The proposal seeks the change of use of the whole building to residential comprising of a five bed dwelling.

8.3 The site lies outside of the primary and secondary shopping frontages within the City, therefore Policy 27 of the Local Plan does not apply which seeks to protect the loss of A1 uses. Furthermore the existing shop has been vacant for some time. The entire of the first and second floors, and part of the rear to the ground floor, were previously used as offices by West Sussex County Council (B1), a use that Policy 26 of the Local Plan seeks to protect and retain unless it can be demonstrated the site is no longer of required and unlikely to be re-used or redeveloped for employment purposes. Due to its location within the settlement boundary, outside of any defined primary or secondary shop frontage, it is considered the principle of development of the site for residential use would be acceptable, subject to the additional material considerations, including loss of employment, as outlined below.

ii) Loss of an employment use

- 8.4 Until approximately 2 years ago the building was in used, in part, for offices by West Sussex County Council, until they decided it was surplus to requirements, partly due to the layout of rooms, corridors and staircases which were considered to no longer be conducive to that use.
- 8.5 Policy 26 of the CLP states that alternative uses will be permitted on business sites where it has been demonstrated that the site is no longer required and is unlikely to be re-used or developed for business or similar uses. An employment use includes those within classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 2015, as amended. Therefore policy 26 applies to any development which would result in a change of use from B1, B2 or B8 to any uses outside of these use classes.
- 8.6 The text supporting policy 26 advises "To demonstrate that an employment site is no longer required, planning applicants will be required to provide supporting evidence on the viability of the site for continued employment use (guidance set out in Appendix 5)". Where proposals would result in a loss of the most important employment site (B1, B2 and B8) the considerations of policy 26 are therefore twofold; the marketing of the site and the viability of development on these site. These two issues are considered below.
- 8.7 The marketing requirements set out in Appendix 5 of the CLP include a requirement for premises to be 'vigorously and exhaustively marketed for between a year and 18 months', and as a minimum:
- i) Confirmation by an appropriate marketing agent on headed paper that the premises were appropriately and extensively marketed for the required length of time
 - ii) How interest in the site has been objectively dealt with
 - iii) Details of the conditions/state of the land/premises and their upkeep being and during marketing and viability
 - iv) Details that the marketing price is realistic
 - v) Detailed photographs of the marketing boards on the premises of an appropriate quality, size, scale, location and number during this time
 - vi) An enquiry log, how it was followed up and why it was unsuccessful
 - vii) A copy of all advertisements in the local press and trade journals
 - viii) Evidence of marketing via the internet
- 8.8 In addition, to the list above in the instances of loss of employment land (B1-B8) the information submitted should demonstrate that:
- i) the site/premises should have been vacant for some time and not been made deliberately unviable
 - ii) the site has been actively marketed for business of similar uses at a realistic rent/price for a minimum of 2 years or reasonable period based on the economic climate
 - iii) alternative employment uses for the site/premises have been fully explored
 - iv) for uses involving a net loss of 2,000 square metre or more the loss of the site will not result in an under-supply of available employment floorspace in the local area

8.9 Accompanying the application is a marketing report prepared by Henry Adams Commercial Property surveyor, which sets out that the building has been marketed for rent since April 2016. The marketing in local printed press and journals was undertaken for 4 consecutive months May-August 2016. The property was marketed on the Henry Adams website, marketing boards were also erected outside the building, and an enquiry log has been provided in support of the evidence documenting interest and site viewings between April 2016 and April 2018. Whilst the building attracted some interest for its reuse and received an offer for its use as a café, this was not pursued. The notes from the activity log state that following receipt of the offer, further surveys were due to be undertaken but these did not occur. From the activity log it is noted that the condition of the building and extent of refurbishment works were the main reasons for other interest not being pursued. One offer had been made, but not pursued by WSCC. Further details have been provided to the Local Planning Authority on a confidential basis because it is commercially sensitive, and officers are satisfied there were genuine reasons why the offer was not pursued. As such this offer does not undermine the view of officers that the applicant has demonstrated there is no demand for the building.

8.10 The marketing report was accompanied by a Building Condition Survey, which confirms internal and external works need to be undertaken to allow for occupation by a commercial user of the space in order to bring the building up to modern standards. In particular the Buildings Condition Survey reported water ingress and damage to internal fabric as well as potential subsidence. It is noted that this report was made available to potential interested parties when showing interest in the site, whereby the ongoing maintenance of the building was factored into the rent. Henry Adams have stated that it is: 'highly unlikely a party would agree to sign a full repairing and insuring lease given the age / nature of the property i.e. that responsibility would remain with WSCC and that would almost certainly have a bearing on the level of rent.' The premises were marketed as 'price on application' (POA), not uncommon for premises to generate interest. Concerns have been raised about this, however this is justified within the applicant's Marketing Report which states:

"Given the condition of the space, ongoing repairing obligations, the uncertainty around what parties would / could use the space for, the Grade II listing and who would be undertaking any works, a 'rental value' for the space was not explicit on the marketing details. Henry Adams Commercial Property Surveyor has confirmed that it is normal market practice for these type of situations as the rental is a function of the capital spend needed to allow the space to 'function' i.e. pricing is based on a residual valuation approach."

Notwithstanding this, pricing and lettings contract details have been provided on a confidential basis to officers about what would have been acceptable by the applicants. The Councils Estates Team confirmed the pricing sought would be realistic, but acknowledge the difficulty in the ability to let a large premise, which is constrained by its layout and condition.

8.11 On this basis Officers consider that it has been demonstrated that the site is unlikely to be re-used or redeveloped for employment purposes. The property has been marketed since April 2016 and despite attracting some interest, the information submitted demonstrates that the level of marketing was appropriate for the site are genuine reasons as to why those interests have not been pursued, in particular the condition and refurbishment works required to bring the building up to a commercial standard and its size. Furthermore whilst no rental price was disclosed at the marketing stage, the further details provided to officers are considered acceptable. Any proposals to subdivide the premises to smaller individual businesses units would not be supported, due to the resultant impacts on the significance of the designated heritage asset, conflicting with policies which seek to secure their protection. As such having regard to the difficulties in attracting a single business user to the premises, the proposal would represent a sustainable use of a vacant site and would not conflict with the aims of Policy 26 of the Local Plan to protect existing employment sites.

iii) Impact on visual amenity and character of the surrounding area

8.12 S. 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. In addition, the NPPF stresses the importance of protecting heritage assets, stating that LPA's should take account: of the desirability of sustaining and enhancing the significance of a heritage asset, the positive contribution that conservation of heritage assets can make to sustainable communities and to the desirability of new development making a positive contribution to local character and distinctiveness. Furthermore, Policy 47 of the Local Plan requires new development to recognise, respect and enhance local distinctiveness and the character of the area and heritage assets whilst policy 10 seeks to enhance the character and distinctiveness of the city's local neighbourhoods.

8.12 The proposal seeks to retain the existing shopfront, but replace the large expanse of glass with timber sash windows. This is considered to an improvement to the appearance of the existing building, as timber sash windows would replicate the previous window arrangement for this building and would be in keeping with window arrangement used on other neighbouring properties along West Street. Detail of the windows and the proposed glazing would be secured through a suitably worded planning condition. The Council's Historic Building Advisor has also raised no objection with regard to this change. On this basis it is considered that the retention of the shopfront and insertion of traditional windows would allow for the property to continue its positive contribution to the Chichester Conservation Area and therefore the proposals would comply with Policy 47 of the Local Plan and the requirements of S. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

iv) Impact on Neighbouring Properties

8.13 The site lies in a part of West Street comprising a mix of commercial and residential development. To the west of the site is Edes House, which is used for commercial purposes. Adjoining the property to the east is 24a West Street which is a residential property. It is not considered that the residential use of the building would be out of character with the surrounding development or lead to noise and disturbance. The proposals seek to use existing window openings, therefore the level of overlooking and loss of privacy to neighbouring properties would not significantly increase beyond that of the existing use. A proposed en-suite window is proposed at first floor within the eastern elevation which would overlook the neighbouring garden therefore it is considered necessary to impose a condition ensuring this window is obscure glazed. On this basis it is considered that the proposed change of use and its alterations would not result in significant harm to the amenity of neighbouring properties and the proposals would comply with Policy 33 of the Local Plan.

v) Highway Safety

8.14 The site is located within a highly sustainable location in the city centre, close to amenities and facilities within the centre. No off street parking is proposed to the property, however there is on street permit parking provision. WSCC raise no objection to the proposal, but conclude that cycle parking should be secured via condition. Overall it is considered the proposal would not result in a highway safety concern and would therefore comply with policy 39 of the CLP.

vi) Recreational Disturbance

8.15 The application site lies within the 5.6km zone of influence for the Chichester and Langstone Harbours Special Protection Area (SPA) and therefore the proposal is likely to have a significant impact upon the SPA as a result of recreational disturbance. The LPA have screened the proposal in, undertaken an appropriate assessment as required, and concluded that subject to a contribution towards the Bird Aware Solent is secured the scheme the proposal would not have an adverse impact on the Integrity of the European protected site.

8.16 Policy 50 of the Chichester Local Plan acknowledges the collective impact which all new dwellings within 5.6km of the Harbour have on the ecology of areas designated within the Solent area under European Species and Habitat Directives and the derived UK Regulations. It adopts the approach, recommended by Natural England, that a contribution is made on a per bedroom basis towards a mitigation project 'Solent Disturbance Mitigation Project'. In April 2018 the scale of charging altered to following a sliding scale contribution based on the number of bedrooms, which is used to fund a package of wardens, education, green infrastructure improvements and monitoring.

8.17 The applicants have agreed to a S106 planning obligation to pay the necessary financial contribution to mitigate the impact of the development. The proposal therefore complies with policy 50 within the CLP.

vii) Impact on Listed Building

- 8.18 In addition to the policies stated above within section iii concerning the protection of heritage assets S. 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Local Planning Authority (LPA) to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 8.20 The proposal includes internal alterations to facilitate the use of the building as a residential property. The existing property would have been in use for residential historically, so there is some merit in the significance of the listed building in returning it to a residential use. The internal arrangement of the premises would largely remain as existing; with the basement, first and second floor rooms utilising existing openings. The most significant changes proposed would be at ground floor, notably the alteration to the shopfront to retain the recess shopfront, but with introduction timber sash windows and conserving the outer frame which is Edwardian. This is considered to be appropriate and sympathetic addition to the Listed Building as it would not alter the shape or form of the front elevation of the building and would replicate the historic character and integrity of the original building and match the windows in the existing first and second floor of the building, which would achieve greater uniformity in its appearance.
- 8.21 Due to the floor level changes within the existing retail unit, new steps would be constructed and the existing opening reinstated between the shop and the 'dining area'. The rear of the property at ground floor largely retains its historic layout and comprises of three smaller rooms and an existing single skin building. It is proposed to demolish one of the walls, creating a large family room, this is considered to be an appropriate internal alteration, as the historic layout and form of the listed building would still be apparent and its character and integrity would remain in tact. The less than substantial harm identified as a result of these works would be outweighed by the benefits of bringing the historic building back into use as a dwelling.
- 8.22 Overall it is considered that subject to conditions securing a method statement for the works and window and doors details, that the proposed internal alterations to facilitate the use of the building for residential would conserve the historic significance of the Grade II listed building. The proposal would therefore comply with Policy 47 of the Local Plan and the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which seek to preserve and enhance designated heritage assets.

Conclusion

- 8.23 Based on the above assessment it is considered the proposal complies with development plan policies 26, 33, 47 and therefore the application is recommended for approval.

Human Rights

- 8.24 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to refuse/permit is justified and proportionate.

RECOMMENDATION (CC/18/01188/FUL)

PERMIT WITH S106 subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans:

580-001 REV B
580-101 REV D
580-102 REV D
580-103 REV D
580-104 REV D
580-105 REV D
580-106 REV D
580-107 REV D
580-108 REV D
580-109 REV D

Reason: To ensure the development complies with the planning permission.

3) **No development/works shall commence** unless and until a method statement detailing:

- Demolition of internal walls
- Erection of new stud work
- Repair and replacement of existing window frames and repainting
- Materials and details on the stairs and raised floor between the dining room and kitchen hereby approved

has been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall not be carried out other than in full compliance with the approved method statement.

Reason: In the interests of preserving the historic and architectural character of the Listed Building

4) **No part of the development hereby permitted shall be first occupied** until covered and secure cycle parking spaces have been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

5) Notwithstanding the approved plans, no replacement windows shall be installed until details have been submitted to, and approved in writing by the local planning authority. The details shall include:-

- a) Plans to identify the replacement windows in question and its location(s) within the property(ies), cross referenced to an elevation drawing or floor plan for the avoidance of doubt;
- b) 1:20 elevation and plan;
- c) 1:10 section with full size glazing bar detail;
- d) the position within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
- e) a schedule of the materials proposed, method of opening, and finishes.

Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and surrounding area.

6) Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) hereby approved, **the dwelling shall not be first occupied until** the first floor window(s) in the eastern elevation of the development hereby permitted shall be permanently;

- (i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer), and
- (ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.

Reason: To protect the privacy of the occupants of the adjoining residential property/ies.

7) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration permitted by Class A, B, C or E of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission.

Reason: In the interests of protecting the amenity of neighbours and the surrounding area.

INFORMATIVES

1) 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.

RECOMMENDATION (CC/18/01189/LBC)

PERMIT subject to the following conditions and informatives:-

1) The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The works hereby permitted shall not be carried out other than in accordance with the approved plans:

580-001 REV B
580-101 REV D
580-102 REV D
580-103 REV D
580-104 REV D
580-105 REV D
580-106 REV D
580-107 REV D
580-108 REV D
580-109 REV D

Reason: To ensure the works comply with the listed building consent.

3) **No development/works shall commence** unless and until a method statement detailing:

- Demolition of internal walls
- Erection of new stud work
- Repair and replacement of existing window frames and repainting
- Materials and details on the stairs and raised floor between the dining room and kitchen hereby approved

has been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall not be carried out other than in full compliance with the approved method statement.

Reason: In the interests of preserving the historic and architectural character of the Listed Building

4) Notwithstanding the approved plans, no replacement windows shall be installed until details have been submitted to, and approved in writing by the local planning authority. The details shall include:-

- a) Plans to identify the replacement windows in question and its location(s) within the property cross referenced to an elevation drawing or floor plan for the avoidance of doubt;
- b) 1:20 elevation and plan;
- c) 1:10 section with full size glazing bar detail;
- d) the position within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
- e) a schedule of the materials proposed, method of opening, and finishes.

Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and surrounding area.

5) All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building

INFORMATIVES

1) 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.

For further information on this application please contact Caitlin Boddy on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P8IGQ2ERLI000>