

Parish: Chichester	Ward: Chichester South
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CC/1700167/DOM and CC/17/00166/LBC

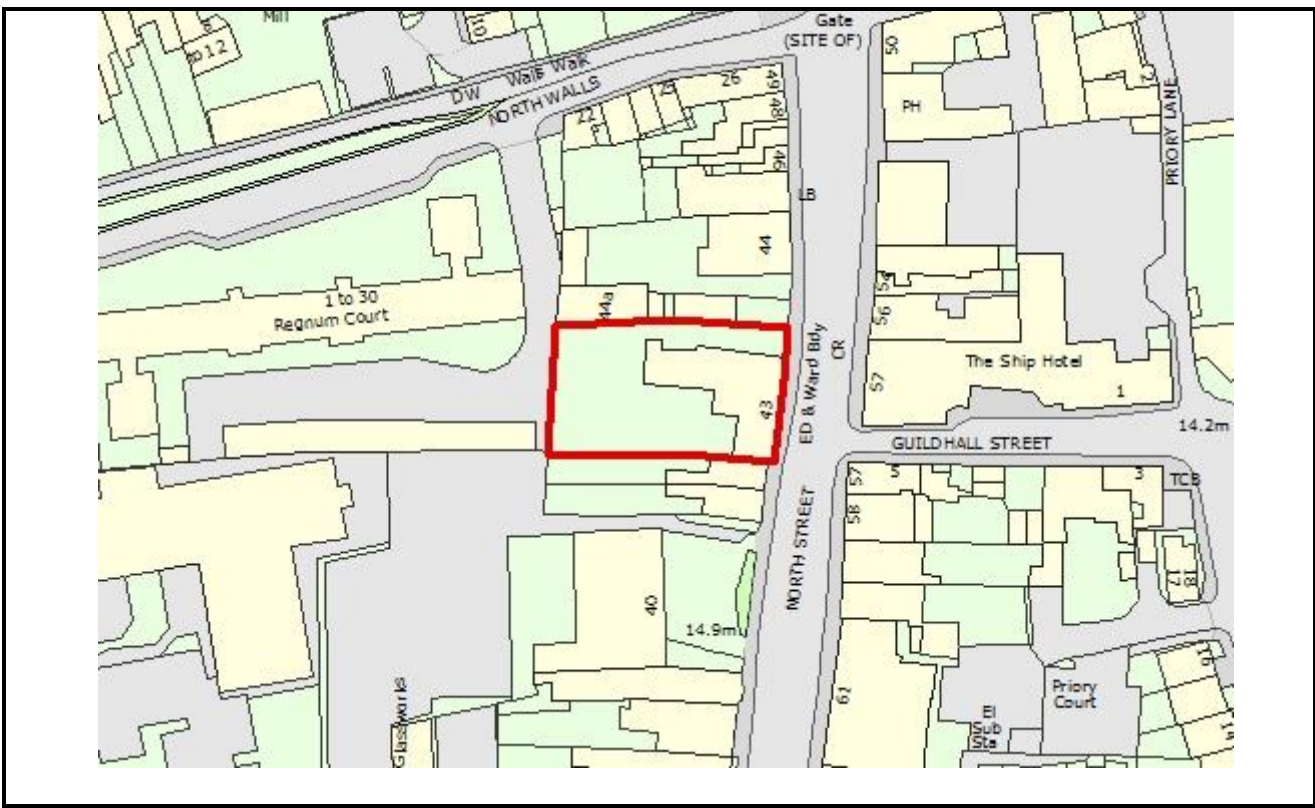
Proposal Rear extension to provide ground floor cloakroom and first floor shower room.


Site 43 North Street Chichester West Sussex PO19 1NF

Map Ref (E) 486092 (N) 105141

Applicant Mr And Mrs Wake

RECOMMENDATION TO REFUSE



	<p>NOT TO SCALE</p>	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
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1.0 Reason for Committee Referral

Red Card: Cllr Richard Plowman: Important information/opinion to raise in debate:

This is an important listed building in the street scape in Chichester.

2.0 The Site and Surroundings

2.1 The application site is situated on the western side of North Street, within the Chichester Settlement Boundary. The property is a Grade II* listed building and falls within the Chichester Conservation Area. It comprises a three storey, semi-detached dwellinghouse with an enclosed rear yard. An outbuilding to the Northern side known as Coach House has been separated to form a new unit in use for retail.

2.2 The listing reads "NORTH STREET (West Side), No 43, II* GV

Early C18. 2 storeys and attic. With slightly lower frontage than the previous building and projecting forward from it. Red tiled gabled roof. 3 flat roofed dormers. Coved cornice. Red brick. Centre portion projects slightly. Brick stringcourse above ground floor. Sash windows with flush boxes in flat arches; glazing bars intact. 2 large modern windows with glazing bars below; each of 3 lights divided by slender columns and flanked by slender pilasters with narrow entablature over. Large 3 light projecting bay window on 1st floor over doorway, with ogee shaped windows of slightly later date. Doorway below with fluted Ionic columns and entablature over with pulvinated frieze. Door in panelled reveals; unusual 4 panel door with round headed top having the semi-circular fanlight effect on the door itself. Nos 35 to 49 (consec) form a group.'

2.3 Works have commenced on repairs and alterations that were approved by permissions 16/02456/DOM, 16/02454/LBC and 17/00381/LBC. These works include internal and external repairs, the installation of a doorway in place of a side window, and replacement of a rear window with French Doors, all of which are shown on the submitted plans.

3.0 The Proposal

3.1 The applications for planning permission and listed building consent seek approval for a projecting first floor rear extension supported on a metal post to provide an additional en-suite for use by the master bedroom, with a smaller single storey extension underneath providing a cloakroom toilet.

4.0 History

CC/00223/75	PER	C/U to offices
CC/00296/90	PER	Additional office accommodation. Construct new two storey extension and convert to office accommodation existing coach house and 2nd floor flat.
CC/00298/90LB	PER	Refurbish and alter existing office accommodation (Basement, ground and 1st floor) c/u from res to office on 2nd floor & refurbish. Provide add floor and office accommodation within the existing coach house with new two storey extension

97/01559/LBC	PER	External refurbishment to main building and coach house to include the renewal of two large windows on the east elevation fronting North Street.
01/00135/FUL	PER	Alterations and addition to existing building to form single residential unit. Alterations to Coach House to form garage.
01/00136/LBC	PER	Alter existing office accommodation to form single residential unit. Add conservatory to rear elevation with new bathroom over. Alter Coach House to form garage.
03/01298/FUL	PER	Alterations and addition to existing building to form single residential unit and alterations to coach house to form ancillary accommodation.
03/01304/LBC	PER	Add additional dormer windows to house and alterations and windows to annex boundary wall and railings.
07/03825/LBC	PER	Internal and external repair, reinstatement and redecoration following fire damage of this existing domestic building.
16/02454/LBC	PER	Conservation repairs, refurbishment works, like for like re-roofing and internal and external alterations.
16/02456/DOM	PER	Conservation repairs, refurbishment works, like for like re-roofing and internal and external alterations.
16/03633/DOM	REF	Conservation repairs, rear window and kitchen door addition/alteration. New ground floor cloakroom from hall with shower/WC above as en-suite to master bedroom 1.

16/03634/LBC	REF	Conservation repairs, rear window and kitchen door addition/alteration. New ground floor cloakroom from hall with shower/WC above as en-suite to master bedroom 1.
17/00381/LBC	PER	Conservation repairs, rear window and kitchen door addition/alteration.
17/01152/TCA	PCO	Notification of intention to fell 1 no. Holm Oak tree (T1) and formative prune 1 no. Beech tree (T2).

5.0 Constraints

Listed Building	Grade II star
Conservation Area	CC
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Ord	YES
South Downs National Park	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 City Council

No objection subject to views of the Historic Buildings advisor

6.2 Historic England

No comment, refer to Council's specialist conservation advisor.

6.3 CDC - Historic Buildings Adviser

Object- This proposal was previously discussed at pre-application stage and although the design may have been amended, the principle remains difficult to support. This is because the works result in harm to a grade II* listed building in the heart of Chichester City centre. (Please note that grade II* and grade I structures account for the top 6% of buildings in the country).

The main concern is the nature and form of the new structure to create a two storey tower to house two toilets. Given its nature, scale and location squeezed in the corner, this is likely to appear incongruous against the rear elevation and affect its appreciation where the fenestration is currently centred and balanced within this part of the building.

It also results in the loss of historic fabric as it breaches the external wall, but will also affect the appreciation and experience of the bedroom. This currently has a strong historic character internally with the restoration of the timber panelling proving very effective. A further door squeezed into the corner is unlikely to preserve this.

Had this building demonstrated poor amenity internally there might be some justification for the proposal, however given that recent applications have provided the house with six toilets, it is difficult to support proposals which will result in there being eight toilets. This is especially so, given that there are already three toilets on the first floor and one just a short distance from the bedroom.

6.4 CCAAC

Object. The works proposed will compromise the historic layout of this important house and involve some loss of historic fabric.

6.5 One objection letter has been received from a third party expressing concern that the form disfigures the rear elevation of this grade 2* listed property.

6.6 One letter of support has been received from a third party for the following reasons;

- a) Building previously in poor repair
- b) No neighbour harm
- c) A need to provide for 21st Century living.

6.7 Applicant/Agent's Supporting Information

Over the last 6 months the applicant has undertaken significant conservation repair works to ensure the long term future of the existing house at 43 North Street. It is now hoped that the modest rear extension to provide a more easily accessible Cloakroom for those with ambient disability at Ground Floor and an additional shower room adjacent the master bedroom will ensure that the building remains fit for 21st century living.

The proposal is of a minimal footprint (4.75m²) and discreetly located at the rear elevation. Hand-made and high quality materials have been carefully chosen to match those of the existing building and to ensure that the extension is in keeping with its surroundings. It cannot be viewed from any publically accessible area save for a limited view point in St Ciriacs car park. Neighbourhood consultation has been undertaken and a number of letters have been received in support of this application.

A thorough assessment of the historic fabric has been undertaken by an independent Buildings Archaeologist which confirms that the proposal will not cause significant harm to the Listed Building or loss of historic fabric. The report identifies that much of the interior fabric was lost in a fire around 12 years ago. The building has a heritage of additions to the rear elevation which is typical of buildings from the Georgian era in Chichester. Comparable examples of modern extensions include those to the rear of Friary Gate House and several other properties along North Pallant.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for Chichester District comprises the Chichester District Local Plan: Key Policies 2014-2029

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 10: Chichester City Development Principles

Policy 33: New Residential Development

Policy 47: Heritage and Design

National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

*- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), and sections 7 and 12.

Other Local Policy and Guidance

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:

- 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 the impact on:

- i) the Listed Building,
- ii) the neighbouring properties' amenity, and
- iii) the Conservation Area

Assessment

i) The impact upon the Listed Building

8.2 Under sections 16 (2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; in considering whether to grant listed building consent and/or planning permission for any works, the local planning authority 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.

8.3 Policy 47 (Heritage and Design) of the Chichester Local Plan: Key Policies 2014 to 2029 requires development to demonstrate that the proposal "conserves and enhances the special interest and settings of designated and non-designated heritage assets" including Listed Buildings and the Conservation Area, and "respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality".

8.4 Under Section 12 of the NPPF the authority is required to consider that heritage assets are irreplaceable and that any harm would require clear and convincing justification, although the significance of the asset and degree of harm should be weighed against securing best viable use.

8.5 Whilst the rear of the building features varying roof forms and historic extensions, the proposed extension, with oversailing first floor supported on a single metal column and shallow mono-pitch roof, would be an incongruous addition to the listed building. It is considered that the bulk and overall form would be a notable departure from the historic form and appearance of the building. In addition, the extension would be constrained by the existing two-storey projection to which it would be attached and the adjacent fenestration of the western elevation. The proposed extension sited between the projection and the fenestration would appear unduly cramped in this location at the rear of the building. The proposal also requires opening of the historic rear and side elevations and therefore the loss of historic brickwork. This would be loss of historic fabric that would constitute harm and would require significant justification. The proposed extension would therefore detract from the architectural quality of the building and would result in loss of historic fabric.

8.6 The applicant considers that the bathrooms to be accommodated in the extension are necessary to meet the needs of 21st century living. Following previous permissions the occupiers of the dwelling will have access to 6 no bathrooms; three of the seven rooms at first floor level being bathrooms. No reasons have been given as to why the provision of further facilities such as this are essential. The convenience of additional bathrooms and WC would not represent a sufficient justification for the loss of fabric and incongruous bulk, form and position of the proposed extension.

8.7 It is considered that the removal of the historic brickwork together with the form and cramped nature of the extension would constitute less-than-significant harm given its scale, and in accordance with the NPPF consideration has been given to whether public benefits would outweigh this harm. It is considered that the proposal would not provide any public benefits that would outweigh the identified harm, particularly given that the refusal of the application would not prevent the ongoing use of the building as a modern dwelling.

8.8 The proposed rear extension would neither preserve nor enhance the Grade II* listed building and so would be in conflict with Local Plan policy 47 and the duties under the Town

and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Instead, the proposal would result in an incongruous form of development that would also result in loss of historic fabric which would be harmful to the significance of this Grade II* Listed Building.

ii) Impact upon the neighbouring properties' amenity

8.9 Due to the location of the proposed extension in the centre of the rear elevation, the scale of the proposal and the size of the site, and the screening provided by existing development and vegetation, it is not considered that the proposal would unduly detract from the amenity of neighbouring properties. The proposal would therefore accord with national and local planning policies in this respect.

iii) Impact upon the Conservation Area

8.10 Under section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, it is required that the Local Authority give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Whilst the proposal is not considered to constitute an acceptable form of development in respect of the harm to the listed building, the development would be screened from most public views by the existing development in the site, and so would not be considered to unduly detract from the special appearance and character of the Conservation Area. The application would therefore accord with national and local planning policies in this respect.

Conclusion

8.11 Based on the above assessment, by reason of its siting, design, form, appearance and the undue loss of historic fabric to the Grade II* listed building it is considered the proposal is contrary to Local Plan Policies 33 and 47, national policy and relevant legislation, and therefore the applications for planning permission and listed building consent are recommended for refusal.

RECOMMENDATION

REFUSE for the following reasons:-

1) By reason of its siting, design, form, appearance and the loss of historic fabric, the proposed extension would constitute an incongruous development that would generate harm to the significance of the Listed Building without acceptable justification, and so would detract from, rather than preserving or enhancing the Listed Building, its setting or its features of architectural and historic interest. The proposal would therefore conflict with the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Chichester Local Plan Key Policies 2014-2029 policies 33 and 47, and the Core Principles and policies of the National Planning Policy Framework, with particular regard to paragraphs 14, 17, 56, 57, 58, 61, 64, 129, 130, 131, 132 and 134.

For further information on this application please contact Paul Hunt on 01243 534734