

Parish: Fishbourne	Ward: Fishbourne
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FB/18/01931/LBC

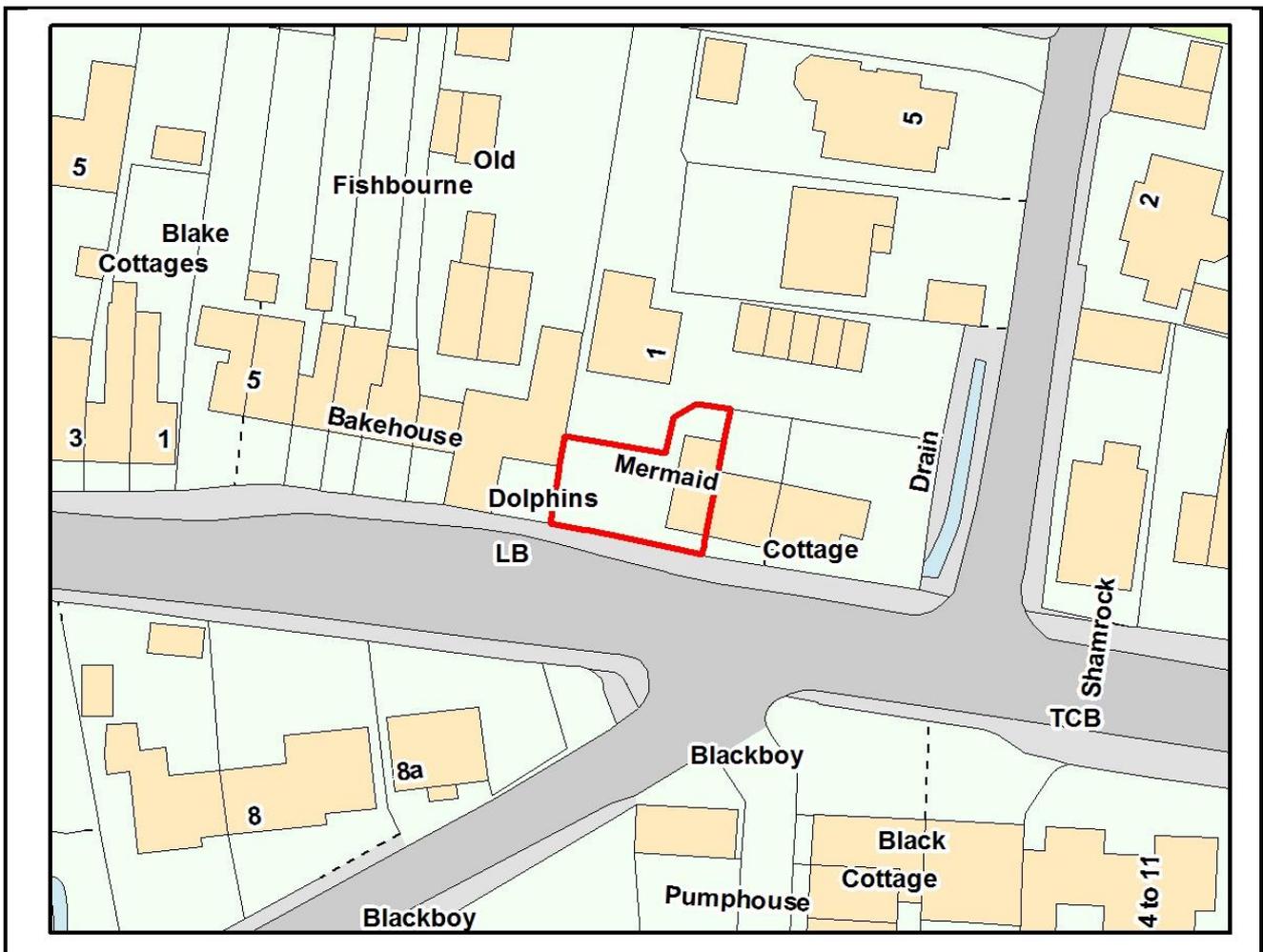
Proposal Internal alterations including replacement staircase, removal of downstairs bathroom, new bathroom at first floor, lining of walls, replacement window sills and covering of floor to living room

Site Little Dolphins Main Road Fishbourne Chichester West Sussex PO18 8BD

Map Ref (E) 483112 (N) 104796

Applicant Mr Richard Spawton

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

1.1 Applicant is a Member/Officer of Council, or spouse/partner

2.0 The Site and Surroundings

2.1 The application site is a two storey terraced dwelling house located outside of the Fishbourne Settlement Boundary Area, but within an established cluster of residential properties east of Black Boy Lane and to the north of the junction of the Main Road with Old Park Lane. The property is Grade II Listed and occupies a prominent position on the northern side of the A259 within the Fishbourne Conservation Area.

2.2 The dwelling (known as Little Dolphins) forms the western end property in a terrace of three early 19th century cottages. All three period cottages (Little Dolphins, Mermaid Cottage and April Cottage) were listed on the 28th January 1986. The listing description of the property is as follows;

BOSHAM CHICHESTER ROAD (north side) SU 80 SW FISHBOURNE 16/615 April Cottage, Mermaid's - Cottage and Little Dolphins- II One building. Early C19. Two storeys. Five windows. Red brick. Hipped tiled roof. Casement windows.

2.3 The property is located within an area characterised by buildings of differing ages and architectural styles. The site is constrained to the west and north by residential development.

3.0 The Proposal

3.1 Listed Building Consent is sought for internal alterations including; a replacement staircase, the removal of a downstairs bathroom, provision of a new bathroom at first floor, lining of walls, replacement window sills and covering of floor to living room.

3.2 The application as originally submitted included the replacement of the internal doors. The existing internal doors are now to be retained in-situ. The application is predominantly retrospective as the majority of works have taken place.

4.0 History

18/03033/DOM INV Retrospective erection of a shed and replacement boundary fencing.

5.0 Constraints

Listed Building	Grade II Listed
Conservation Area	Yes
Rural Area	Yes
AONB	No
Tree Preservation Order	No
EA Flood Zone	No
Historic Parks and Gardens	No

6.0 Representations and Consultations

6.1 Parish Council

No comment.

6.2 The Georgian Group received 22 October 2018 (summarised)

The Georgian Group have commented on the application, stating that it lacks sufficient detail to allow a clear assessment on its potential impact. Of particular concern are the works that have taken place to the stair case. Without better understanding of the works that have taken place the proposals fail to give the required "great weight" to the asset's conservation, and the potential harm which could be caused to the asset by the works to the stair lacks the "clear and convincing justification" required by the NPPF. As such, the Group recommends that the application, in its present form, is refused Listed Building Consent.

6.3 CDC Conservation and Design

Original plans:

The application has been discussed with the Council's Principal Conservation and Design Officer. Concerns were raised that the works had not been adequately justified and further information was requested.

[Officer Note – following the submission of further information providing greater detail as to the previous condition and the works undertaken/proposed – it is considered that the concerns initially raised by the Principal Conservation and Design Officer have been addressed. No further consultation advice has therefore been provided]

6.4 Applicant/Agent's Supporting Information

The applicant has submitted an amended Heritage Statement (received January 2019) in response to a request from officers, and the applicant has also confirmed the retention of internal doors (email dated 29th November 2018).

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. The Fishbourne Neighbourhood Plan was made on the 31st March 2016 and forms part of the Development Plan against which applications must be considered.

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 47: Heritage

7.3 The Fishbourne Neighbourhood Plan: Policy H1: Heritage Protection

National Policy and Guidance

7.4 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, which should be seen as 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.

7.5 Consideration should also be given to Section 16 (Conserving and Enhancing the Historic Environment).

Other Local Policy and Guidance

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

- Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- The Fishbourne Conservation Area Character Appraisal 2017

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:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Impact upon the Heritage Asset
- ii) Other matters

Assessment

i) Impact upon the Heritage Asset

- 8.2 Section 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 the building or its setting or any features of special architectural or historic interest which it possesses. 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 assets, and putting them to viable uses consistent with their conservation, 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 of a place. Furthermore, policy 47 of the Local Plan requires new development to recognise, respect and enhance local the distinctiveness and character of the area and heritage assets.
- 8.3 It is proposed to remove the internal wall that currently separates the ground floor kitchen and bathroom to facilitate the creation of a larger kitchen. This wall is a modern plasterboard wall between the original cottage and an early twentieth century extension. No harm would occur as a result of the removal of this wall and the creation of a larger kitchen space. In order to facilitate the creation of an enlarged kitchen, it is also necessary to remove an internal door. Unlike the other internal doors in the property, this door is a modern addition and thus its removal would not cause harm to the historic fabric of the property.
- 8.4 Approval is also sought for the works to the living room floor. This has been overlaid in hardboard to facilitate the introduction of new carpet. The use of non-invasive coverings is considered to be appropriate in order to ensure the retention of the historic floor beneath and to minimise the impact of the installation of carpet, and therefore these works would not harm the special character or fabric of the listed building.
- 8.5 The majority of the walls have been cladded. The submitted heritage statement explains that the existing walls had historically been coated in a bitumen-type paint and a textured paint which are both impermeable. The works undertaken had caused damp within the property as the walls have not been able to breathe. The removal of the paint is not a suitable solution to resolve the damp; as the breaking of the render through percussive actions could cause the loss of large pieces of brickwork and exacerbate failure of the wall. Additionally, as the non-permeable paint is likely to date from pre-1977 it could include asbestos and is thus best left in-situ. The cladding of the walls using timber battens and plasterboard would not harm the fabric of the building and would allow for air to circulate behind the modern finish, therefore these works are considered to be acceptable.
- 8.6 During the course of the cladding of the walls, the skirting boards have been replaced. The former skirting boards consisted of a simple plank with no moulding. The replacement skirting boards contain an ogee moulding. Ogee mouldings are part of the classic vocabulary of architecture during the 18th and 19th Century, at the time the time Little Dolphins was built. Whilst it is of a higher status than the simple plank,

it is not an uncommon feature of in properties of this age, and therefore it is considered that this alteration to the building is not harmful to its special character.

- 8.7 Approval is also sought for the covering of the ceilings that has taken place extensively throughout the property. The existing ceilings are lath and plaster and are considered to be an integral element of the historic fabric of the dwelling. These have been over-boarded using plasterboard as they have also been painted in impermeable textured paint. As is the case with the walls, the removal of this paint would likely have resulted in damage to the lath and plaster ceilings and may have been hazardous to health. The retention of the lath and plaster ceilings above the new boarding means the historic fabric is not lost and therefore the works are considered to be acceptable.
- 8.8 New window cills have also been introduced to many of the ground floor windows. The justification provided in the heritage statement is that replacement was necessary both due to their condition and the change in wall depth following the introduction of plaster board to the walls. It is notable that the windows in the cottage are modern single glazed, timber framed units, installed prior to the applicant's ownership of the dwelling house. It probable that the previous window cills were installed at the same time as the modern windows, and therefore it is unlikely that the works resulted in loss of important historic fabric, and the design of the replacement cills is considered to be suitable for the building and acceptable in this regard.
- 8.9 The previous staircase within the property was removed prior to the case officer's site visit, and so the exact nature and condition of the staircase could not be ascertained at that time. The applicant has stated that the staircase was removed for safety reasons and has provided the LPA with photos of the former staircase. These show a staircase that had come away from the wall in places and was in need of some remedial works, however the extent of the damage and condition of the staircase is not conclusive based upon these images. The property has previously been extended at first floor level to the rear and this required a landing with bannister to be formed to return from the top of the stair to what is now the second bedroom. The heritage statement asserts that the form and simplicity of the bannister is typical of an early twentieth addition. It is therefore likely that the staircase was not the original, rather it was most probably a twentieth century addition to the property. In addition, the photos provided illustrate that the first 5 no. treads at the foot of the staircase were modern, and therefore the stair case had undergone repair in relatively recent years. The new staircase matches the previous staircase in form and appearance, and based on the information now available it is considered that the works would not result in loss of historic fabric, nor would they be detrimental to the significance of the building as a heritage asset.
- 8.10 It is also proposed to install a bathroom to the first floor in place of the middle bedroom. This would reduce the number of bedrooms in the property from three to two. The existing bedroom does not include any features of special historical or architectural interest, and the works involved in creating a first floor bathroom are also reversible. It is considered that these works are, on balance, acceptable.
- 8.11 In conclusion, the works Little Dolphins are not considered to result in significant undue harm to the heritage asset and are thus considered to be acceptable in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990,

the NPPF, Policy 47 of the Chichester Local Plan and Policy H1 of the Fishbourne Neighbourhood Plan.

ii) Other matters

8.12 The comments of the Georgian Group were made at a stage when the LPA was in possession of very little heritage information relating to the proposed development. It is considered that the heritage statement now provided in support of the application now adequately sets out the full extent of the works and provides sufficient detail for the merits of the proposal to be assessed. The concerns of the Georgian Group are considered to have been addressed satisfactorily through the submission of the additional information.

Conclusion

8.13 Based on the above it is considered the proposal is compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, Policy 47 of the Chichester Local Plan and Policy H1 of the Fishbourne Neighbourhood Plan and therefore the application is recommended for approval.

Human Rights

8.14 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 permit is justified and proportionate.

RECOMMENDATION

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:

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

3) The new internal ceilings, walls and window cills shall match the material design and profile of existing adjacent detailing.

Reason: To maintain the architectural interest of the building.

4) 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

For further information on this application please contact William Price on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PCGWS1ER0UX00>