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Sent: 13 August 2019 13:55
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Subject: R/164/19/L

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The building is listed as Grade II and consists of three former properties. It is faced with cobbles with red brick dressings and quoins. There is a slate roof in three hips. No 85 has a round-headed doorway with semi-circular fanlight a later gabled porch built over it. No 87 has a doorway with modern hood and a semi-circular fanlight over this. The building is considered to be of architectural and historic significance.

The building is also located within the Rustington Conservation Area which covers the original part of the village centre. It contains a mixture of fine buildings which are of aesthetic (fortuitous) significance.

The application relates to a number of proposals which are required in order to ensure that the current health-based use can remain. These proposals all appear to have been carefully considered in order to ensure that the character and significance of the building is not harmed. In fact, the replacement of the inappropriate windows will be an enhancement.

I note that reference is made on the plans to the statement 'investigate the glazed screen detail over the door' to the proposed waiting room number two. Whilst this action is considered to be acceptable, it is recommended that the applicant keep the LPA informed of any discoveries made, and any proposed works that would result.

If minded to approve the application, please condition that details related to skirting and mouldings should match those of the existing, traditional features. Further, details of the replacement windows, the new glazed screen door to treatment room 4, and details of any new doors should be provided for by way of condition.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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