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Subject: Y/45/21/HH & Y/46/21/L

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The Chapel Bilsham Lane Bilsham Yapton BN18 0JX

Listed building consent for the partial conversion of existing outbuilding to habitable accommodation (as ancillary accommodation main dwelling).

The Chapel is a Grade II former C14 chapel, which was formerly used as a store-shed, before being converted into a house. It is of two storeys and four windows. Faced with flints with red brick dressings and quoins, under a tiled roof. All of the windows are modern except for one which is a C15 pointed window of two lights in east wall.

There is also a timber framed structure which is separate to the main house but connected via the roofline of a covered way. The heritage statement identifies that is less than 25 years old and as a result, will not contain any historic fabric.

The Proposal

The proposal is for the partial conversion of the existing outbuilding to habitable accommodation. Externally, the alterations will consist of 2 timber windows to the existing front and rear gables, as well as the introduction of 4 conservation roof-lights (2 on the front pitch and 2 on the rear pitch). Internally, some small alterations are proposed which will enable a replacement staircase and an en-suite bathroom to be installed. The scale of the alterations and their impact is considered to be acceptable, and in keeping with the significance of the listed building, in its current residential use.

It is recommended that any plumbing should not be visible from the south-west elevation of the main listed building. I note that details of the wooden windows have been provided, which appear to be acceptable.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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