Expiry Date – 28/8 ppa 8/9

Development Control – Delegated Officer Report

Application Number: AWDM/0999/20 Recommendation – Approve

Site: Old Scantlings, 26 Church Street, Shoreham

Proposal: **Listed Building Consent to re-roof with natural grey slates.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: via Google

Site and Surroundings

Grade II listed terraced two storey cottage with gabled front dormer window on the east side of Church Street and opposite St Mary's Church. Flint fronted under a slate roof. The site is also in Shoreham conservation area.

Proposal

Listed Building Consent is sought to re-roof the cottage in Canadian slate. The applicant has confirmed this is a natural slate and not artificial.

Relevant Planning History

None.

Consultations

ADCAG: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Like for like grey natural slate is to be used, in this case Canadian. This is acceptable.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 8.9.2020

Authorised and signed by: Peter Barnett Date: 8 September 2020