Expiry Date – 13/4

Development Control – Delegated Officer Report

Application Number: AWDM/0298/20 **Recommendation – Grant Consent**

Site: **23 John Street**

Proposal: **Listed Building Consent for replacement timber French doors to West elevation**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit:

Site and Surroundings

This application relates to terraced two storey house on the west side of John Street. This Grade II listed building was formerly an office and converted into a house following permission in 1997. The listing describes it as follows:

Office, formerly wing of Shoreham House. Gault brick with brick cornice to rendered parapet hiding roof. Two storeys; one window, glazing bar sashes. Entrance to left. Front partially hidden by quadrant wall of Shoreham House.

Listing NGR: TQ2145805157

It is also within Shoreham conservation area.

Proposal

Listed Building Consent is sought to replace timber French doors in the ground floor rear elevation with similar timber French doors but double glazed.

Relevant Planning History

SU/85/97 – Conversion of offices to two dwellinghouses with parking at rear using existing access to John Street. Nos. 21 and 23. Granted 30.6.97

SU/88/97 - Conversion of offices to two dwellinghouses including single storey rear extension to replace outbuildings to be demolished. Listed Building Consent 30.6.97

Consultations

ADCAG: No objection.

Ancient Monuments Society: 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 of this Grade II listed building, a heritage asset.

The existing French doors date from the time of the conversion to a dwelling, so no more than 22 years old. As they are not original their replacement with similar timber French doors in the same opening, albeit double glazed, is acceptable. The joinery details of the replacement doors are also acceptable.

This development will not harm this heritage asset.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Protect Listed Building
4. Any damage made good within 2 months

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: 9.4.2020

Authorised and signed by: Peter Barnett Date: 9 April 2020