Application Number: ADC/0550/07 **Recommendation – Refusal of LB consent**

Site: **The Amsterdam, 465-471 Upper Shoreham Road Shoreham-by-Sea BN43 5WQ**

Proposal: **Canopy to front (west), demolition of boundary wall to east of car park (re-alignment of boundary with No. 465) and alterations to car park (application for listed building consent)**

The Application

This application relates to the same proposal as described under application for ADC/550/07 but is for Listed Building Consent.

Consultations and Representations

County Planning Services: The Conservation Architect states that the canopy will fit in with the architectural style of the side extension.

Third Parties: As described under ADC/0551/07.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): CH5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AB7, AB9, AB11.
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

As this application is for listed building consent, only matters related to the effects of the proposals on the Grade II listed building are relevant; not the effects on residential amenity or other considerations.

There is a statutory duty to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess. This is reflected in the above policies.

Effect on Listed Building.

The proposed canopy is designed to replicate the dark stained wooden features and eyebrow eaves line of the existing side extensions. However, it is considered that its location and substantial scale would result in a cramped

appearance and that it would overdominate and spoil the view of the public house as seen from the road.

The proposed canopy would, at its northern end, be only 1m from the roadside boundary of the site. It would directly abut the walls of the existing building. This would give a cramped appearance and would appear awkward and out of keeping. The roof form of the proposal has a steep angle and due to the structure being free standing does not tie into the existing roof of the side extension, giving it an incongruous appearance. Given that there is already a multiplicity of roof forms resulting from the existing side extensions, it would detract from the appearance of the Listed Building.

The area to the rear of the public house is used as a car park already and as such it is considered that the addition of another space would not affect the setting of the Listed Building. The wall to be demolished is part of the rear boundary of No.465 and includes a planted feature with flint panel. It is not considered that the wall is of such intrinsic architectural quality or historic importance as to warrant refusal but it is important that it is rebuilt (with flint facing) further east in order to preserve the setting of the listed building and the character of the Conservation Area.

Recommendation

REFUSE for reason that :-

1. The proposed canopy would form an obtrusive and incongruous feature that would be detrimental to the appearance of the Listed Building and therefore conflicts with the policies of the West Sussex Structure Plan (CH4) and the Adur District Local Plan (AB7, AB11)

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