Application Number: ADC/0051/09 Recommendation - APPROVE

Site: **62/64 New Road, Shoreham-by-Sea BN43 6RB**

Proposal: **Demolition of disused hire shop with storage (to enable redevelopment as proposed under ADC/0573/08) (application for conservation area consent)**

The Application

Conservation Area consent is needed for demolition of the existing buildings on site to enable for the redevelopment of the site comprised in application ADC/0573/08 also on this agenda (see that report for full description).

The proposed demolition comprises the single-storey flat-roofed disused tool hire shop with its lower ancillary lean-to section abutting the A259. The premises are currently vacant and advertised to let.

Consultations and Representations

Adur District Conservation Advisory Group: No comments.

Third Parties: To be reported (NB. no representations have yet been received which relate to matters relevant to this application but the period for comments does not expire until 16 March 2009)

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4-5, AB11
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

The relevant concerns are limited to the effects of the demolition on the character and appearance of the Conservation Area and the listed buildings.

Policies

The site is on the eastern edge of the Conservation Area and opposite a pair of Grade II listed buildings (No's 55 and 57 New Road). There is a statutory duty to have special regard to the desirability of preserving the setting of listed buildings and also to pay special attention to the need to preserve or enhance the character or appearance of Conservation Area (as reflected in policies AB4 and CH4-5)

It is acknowledged in para 7.13 of the Local Plan that not all buildings in the Conservation Area contribute positively to their character. Policy AB5 states if the planning authority is minded to grant consent for demolition of a building in a conservation area as part of the redevelopment of a scheme, such consent will not be granted until detailed plans for redevelopment have been approved.

Impact on Character and Appearance of Conservation Area

The existing building proposed for demolition is of an industrial type and totally inappropriate to this very prominent location. It clearly has no architectural merit or historic interest whatsoever. Its removal would result in a visual improvement to the setting of the listed buildings and the appearance of the Conservation Area.

Despite policy AB5, in this particular instance, because the building is of such poor quality, it is considered that its demolition in advance of awarding any contract for the redevelopment scheme would be acceptable. This is subject to making good the exposed eastern end wall of No.62.

Recommendation

Subject to consideration of any representations received by 16 March 2009, APPROVE for reason that:-

The proposed demolition would improve the setting of the nearby listed buildings and enhance the character and appearance of the Conservation Area. It would therefore accord with the relevant policies of the Adur District Local Plan (AB4-5) and West Sussex Structure Plan (CH4-5)

Subject to:-

1. C1Cii (Standard Conservation Area Consent time limit)
2. Unless otherwise approved in writing by the LPA, within one month of the commencement of demolition of No.64, the exposed eastern side wall of No.62 shall be made good by rendering and painting externally in accordance with details to be submitted to and approved in writing by the LPA.

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