Development Management - Delegated Officer Report

1) **Application Number: AWDM/1089/18 Recommendation – Approve**

Site: Shoreham College, St Julians Lane, Shoreham-By-Sea

Proposal: Replacement external metal fire escape and additional emergency light fittings to north elevation of part of Booth Hall

2) **Application Number: AWDM/1090/18 Recommendation – Approve**

Site: Shoreham College, St Julians Lane, Shoreham-By-Sea

Proposal: Listed Building Consent for replacement external metal fire escape and additional emergency light fittings to north elevation of part of Booth Hall.

Date of site visit: 20 August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

These applications relate to Shoreham College, a Grade II listed building within the Kingston Buci Conservation Area.

It is proposed to replace the existing fire escape stair on the north side of the building with new. The stairs are to be turned through 180 degrees so that it is accessed from the west, thereby avoiding having to pass in front of a ground floor window. The existing door is to be rehung to swing in the opposite direction.

The stairs and landing will be constructed of black powder coated steel with railings and support posts. New grey coloured, circular wall mounted lighting is proposed to illuminate the escape route in an emergency. The lighting matches existing lighting used on other buildings at the school.

Due to time constraints with getting the fire escape installed before the start of the new school year, work had commenced at the time of the site visit. Officers had provided a preliminary assessment of the proposal before work commenced however.

Relevant site history

Various applications

Consultations

Adur and Worthing Councils: The **Design and Conservation Architect** is satisfied that the design shown in the accompanying photographs and

drawings of the proposed emergency fire escape staircase and lighting, is acceptable from a heritage viewpoint.

ADCAG: Recommend approval

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading facilities at the school and there is no objection in principle subject to consideration of the effects on the amenities of neighbouring residential occupiers and on the setting of the listed building and conservation area.

Visual amenity and impact on Conservation Area and setting of Listed Building

The staircase is a functional addition which will be slightly larger than the previous with a wider landing and more stairs. It will also be orientated in the opposite direction. It is not considered to cause visual harm to the wider area, being hidden from public view by other school buildings, and its design and materials are considered to be sympathetic to the building. The lighting is relatively unobtrusive and matches existing lighting on other school buildings. No harm to any heritage assets will arise.

Residential amenity

No residential properties are considered to be adversely affected by this proposal.

Recommendation

APPROVE both AWDM/1089/18 and AWDM/1090/18

Subject to Conditions:-

1. Approved Plans

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Peter Barnett Date: 4 September 2018

Authorised by: Gary Peck Date: 5 September 2018