Expiry Date - 29-01-2016

Development Control – Delegated Officer Report

Application Number: AWDM/1458/15 **Recommendation – APPROVE**

Site: **Tudor Cottage 457 Upper Shoreham Road Shoreham-By-sea**

Proposal: **Listed Building Consent to re-thatch back, east side and ridge of the roof. The thatch using water reed fixed with galvanised mild steel road and screw fixings. Thatch to be laid to an even thickness of 12 inches. To ridge using combed wheat reed and wedge fixed with hazel spars. Ridge to be of block-cut wrap over construction, ornamental pattern to follow existing design. To dress and seep entire roof area.**

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for re-thatching back, east side and ridge of the roof. The method of thatching is set out in the application description.

The application site is a Grade II Listed Building. It consists of a detached cottage with a thatched roof. The street is residential in character with a Public House immediately adjacent (The Amsterdam).

The site is within the Old Shoreham Conservation Area.

Relevant Planning History
None

Consultations (summarised)
Adur District Conservation Advisory Group: *unanimously approved*

Representations
Objection received from occupier of Hooper's Cottage 459 Upper Shoreham Road: *Your letter refers to 'site near me', which makes me think you may not be familiar with the area. Tudor Cottage is set at a right angle to the road and the west slope of the thatched roof above directly abuts my property. My family have held the freehold to 459 since the mid 1950s and always reach any an accommodation with owners of 457 when essential works needed but I was not aware this application had been made. Appreciate cottage needs a sound roof! But it is also inevitable that repairs to it will entail considerable disruption for me and access to my property. Contractors will need*

scaffolding which will block the path between my gate and front door. This work may not be a quick fix. I shall give access to my property for this purpose conditional upon the contractors understanding that they are on my land, that they will use their best endeavours to minimize blocking my means of entering and leaving my property, and that permission is granted for access to scaffolding only and not for storing materials or for any other purpose. Happy to come to see the planning committee.

Relevant Planning Policies and Guidance
National Planning Policy Framework
Adur Local Plan: AG1, AB4, AB6, AB7, AB8, AB9

Planning Assessment

Principle

Alteration of a Listed Building is acceptable in principle, subject to satisfying the statutory test for development on a Listed Building and, to a lesser extent, the Conservation Area.

Architectural and Historic Interest of the Listed Building

The roof is evidently in need of repair. The thatching method proposed is appropriate to the building of this period and the region it is in.

No harm would arise as the special qualities of the Listing would be preserved.

The works would enhance the appearance of the Listing to the enhancement of the established character and appearance of the Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans and documents
3. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the Listed building from collapse or structural damage.

   Reason: To preserve the building having regard to saved policy AB7 of the Adur District Local Plan.

4. Upon completion of the work for which listed building consent is hereby granted, any damage caused to the fabric of the building shall be made good in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the building having regard to saved policy AB7 of the Adur District Local Plan.

5. The reconstruction and making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as is practicable with original materials and any variation from the original materials must only be with the prior written approval of the Local Planning Authority.

   Reason: To preserve the building having regard to saved policy AB9 of the Adur District Local Plan.

Informative

The applicant is advised that all species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 28-01-2016

Authorised and signed by: Peter Barnett Date: 28 January 2016