Expiry Date –19/3/18

Development Control – Delegated Officer Report

Application Number: AWDM/1971/17 Recommendation – Approve

Site: **Walnut Cottage, 106 Connaught Avenue, Shoreham**

Proposal: **Listed Building Consent for replacement thatched roof to existing design.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit:

Site and Surroundings

This application relates to a Grade II listed semi detached barn on the east side of Connaught Avenue, close to the junction with Upper Shoreham Road. The listing reads:

Barn, now 2 cottages. C17, converted in C20. Flint with red dressings, diagonal buttress at south-west corner and side-buttress on south side. Hipped thatched roof with ridge stacks to left and right. Eaves lower to left with pentice extension to front, roofed with Horsham slabs. One and a half storeys; one window to right on both floors, 3 windows to left on ground-floor only. Casements,to left diamond lattice. Entrances at right-hand end of front extension, either side of the central window; both half-glazed.

The property is also in the Old Shoreham Conservation Area.

Proposal

Listed Building Consent is sought to replace the thatched roof.

Relevant Planning History

SU/203/94/TP/15760 - Clay Plain Tiles On Side Extension In Lieu Of Thatched Roof (Amendment To Su/68/84) (Application For L.B Consent). Approved 6.12.95

Consultations

National Amenities Societies – No response received.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012

Adur Local Plan 2017 Policies 15 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 historic character and integrity of this listed building.

The existing barn is thatched but the thatch is in a poor state of repair. The proposed thatched roof is to match the existing roof in design and technique as outlined in G.A MacDonald Master Thatcher Ltd's quote dated 22.11.16

The replacement thatched roof is an acceptable alteration to this cottage and will safeguard the historic integrity of this Grade II listed barn, if carried out in accordance with the submitted details. .

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. In accordance with submitted quote only
4. Protect the listed building during works
5. Make good any damage within 6 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: 28.2.18
Authorised and signed by:	Peter Barnett	Date: 1 March 2018