Delegated Report - Discharge of Conditions

Application for Approval of Details Reserved by Condition of Approved AWDM/0334/23 & AWDM/0335/23 - Condition 05 (Structural details)

Condition 5 of AWDM/0334/23 - full planning application and AWDM/0335 - listed building consent for the same proposal.

Proposed new front porch to the side (West) Elevation and one new rooflight to the West Elevation and three new roof lights to the side (East) Elevation.

Condition 5 states: -

"Prior to commencement of works full details of the structural alterations proposed to the roof and any associated repairs to the timber frame, construction details of all proposed walls in the attic together with details of new doors and door frames shall be submitted to any approved by the Local Planning Authority.

Reason: - To protect the historic fabric of the Listed Building and to accord with Policies 15, 16 and 17 of the Adur Local Plan."

Lancing Parish Council: - Support application

Adur District Conservation Group: - Approve

Adur and Worthing Council - Environmental Health: - No comments

Plans have been submitted showing the roof structure repairs, proposed loft conversion plan and sections and doors, joinery and partition details. The plan showing the roof structure repairs has been amended. The original plan showed two instances of steel bracing to the existing purlins however this detail had been used three times in the structural works. The amended plans update this as built.

Richard Small, Design and Conservation Architect has carried out a site visit during the appropriate stage of construction to verify and approve the works being carried out on site against the submitted details. He can support the works and therefore the details submitted provide sufficient information for the condition to be discharged.

The applicant's agent has sufficiently addressed the matters set out in the condition within the submission as amended. The submitted details in respect of condition 5 of AWDM/0334/23 and AWDM/0335/23 are considered to be satisfactory enough for its complete discharge.

Officer: Hannah Barker 22nd April 2025

Agreed by Officer: Peter Barnett 24 April 2025