Development Management - Delegated Officer Report

Application Number: AWDM/0798/19 Recommendation – Approve

Site: St Mary's Church Hall, 25 East Street, Shoreham-By-Sea

Proposal: Externally fitted frame with clear perspex screen to 4no. first floor windows (located above 1-1A New Road) (Temporary repair works).

Date of site visit: 13 June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to four first floor timber framed windows on the south side of St Mary's Church Hall, fronting New Road. The building is non listed but is within the Shoreham Conservation Area.

The windows are timber framed with nine panels, the top row of which has been infilled with painted ply boards. The lower rows have four panes of single glazing within each panel, separated by slim glazing bars.

The Church Trust has commissioned a report into the condition of the windows which found them to be in poor condition, with defective timber and blown putty. There is concern that, as some glass panes are now largely free of putty surround, glass and other materials could fall to the ground and cause injury.

The report concludes that redecoration and repairs would not be successful or economically viable and that full replacements are required. However, there are long term plans for the building and at the present time it is not feasible to carry out replacement works.

A temporary measure is therefore proposed which involves applying an external Perspex protective screen to each window in order to provide short term protection for the timber frames and to prevent material from falling to the ground.

Relevant Planning History

ADC/0023/09 & ADC/0024/09 - Part demolition (retaining corner building no. 24) to enable mixed use development of 10 flats and ground floor retail space (application for conservation area consent) (site incl. 1/1a New Road) – refused and appeal dismissed

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The relevant issues are the effects on the character and appearance of the Conservation Area and the Church Hall.

Visual amenity and impact on Conservation Area

The proposed works would not usually be considered to be an acceptable solution due to the unsympathetic materials and resulting impact on the Conservation Area. However, because of the uncertainty over the future use of the building it is not viable or reasonable to require the windows to be replaced like for like at this time.

A temporary 1 year permission only is therefore considered to be appropriate. At the end of that period the applicants would be entitled to apply for an extension of time. The Council would then need to take into account whether any progress had been made with the plans to redevelop the building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. 1 year temporary

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: 9 July 2019

Authorised by: Gary Peck Date: 9 July 2019