Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0625/12

Site: **16 West Street, Shoreham-By-Sea, West Sussex, BN43 5WG**

Proposal: **Listed Building Consent for replacement of 3 no. windows to front elevation and 1 no. window to side elevation**

Date of site visit: 7 June 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an early 18th century Grade II listed cottage in West Street. It is a semi-detached property, with the other half of the pair also listed. The application seeks listed building consent to replace 4 windows, 3 on the front elevation and 1 on the north side. Two of the front windows are timber framed sliding sash and the other is a timber casement. The side window is also timber framed, obscure glazed and fixed shut.

The replacement windows will be the same size with hardwood timber frames and single glazed. The side window will be obscure glazed.

Relevant site history
None

Consultations

ADCAG – No objection

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7-9
South East Plan (GOSE 2009): CC1, CC6, BE1, BE6
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the historic fabric and character of the listed building.

Impact on the character and appearance of the listed building

The proposed replacement windows will match the style, size, materials and appearance of the existing windows and will preserve the character and appearance of the listed building.

Recommendation

APPROVE for the reason:-

The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the relevant policies of Adur District Local Plan (AB7-9).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

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

Case Officer: P Barnett Date: 2 July 2012

Authorised by: Jo Morin Date: 4 July 2012