expiry 07.03.08

Development Control – Delegated Officer Report

Application Number: ADC/0720/07 Recommendation - Permit

Site: **23 - 25 High Street Shoreham-by-Sea West Sussex BN43 5EE**

Proposal: **Suspended ceiling in basement (application for listed building consent)**

The Application

The application relates to a Grade II Listed Building located on the south side of High Street directly adjacent to Coronation Green. The property is used by a firm of Solicitors, Fitzhugh Gates, and is located within Shoreham Conservation Area.

The proposal is for the insertion of a suspended ceiling in the basement of the building. The ceiling does not require planning permission but does need Listed Building Consent.

The property itself is a mid- Eighteenth Century pair of houses converted into the existing commercial premises in 1953. There is no mention in the listing of any particular features of architectural merit being in the basement. The basement is currently used for filing and has partially plastered brick walls and is generally in a scruffy condition.

Consultations and Representations

County Planning Services: The Conservation Architect has made a site visit to the premises to look at the basement and states that the proposed works are essential and appropriate.

Adur District Conservation Advisory Group: No objection.

Third Parties: There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): CH5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AB7, AB9, AB11.

PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

As this application is for listed building consent, only matters related to the effects of the proposals on the Grade II listed building are relevant; not the effects on residential amenity or other considerations.

PPG15 states that there is a statutory duty to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess, whether or not the particular feature concerned is specifically mentioned in the list description. The above policies reflect these points.

Effect on Listed Building

The application is submitted with a statement which sets out that the proposed suspended ceiling is required to fire rate the basement ceiling to one hour to ensure that it complies with a West Sussex Fire & Rescue notice.

The proposed suspend ceiling would comprise of a lightweight metal frame which would be attached to the existing ceiling basement by screw fixing to the joists. The gyproc tiles would be inserted into this framework.

The existing ceiling is covered in plasterboard with wiring and pipe work being exposed in certain areas. It is considered that the proposed new ceiling would not only protect the existing building from the threat of fire but also would be an improvement on what currently exists. The gyproc ceiling system is not in keeping with the materials used in the original construction of the building contrary to Policy AB9, but it is felt that the need far out weighs any concern as to the appropriateness of the design, given the basement location and the fact there would be no effect on the exterior of the Listed Building.

Recommendation

APPROVE for reason that :- 1PC

1. C1Ci
2. C19D
3. C19E

PB 11/2/08

Case Officer:
Date: 11.02.08