Application Number: AWDM/0872/11 Recommendation – APPROVE

Site: Garage Block, Britannia House, High Street Shoreham-by-Sea BN43 5EN

Proposal: Application for Conservation Area Consent for demolition of garage block

Proposal, Site and Surroundings

The proposal is to demolish the block of 8 garages along the western side of the site, to the rear of the single-storey shop 'Tanfastique'. The garages back onto the side of the curtilage of the Bridge Inn and their brick rear wall forms the boundary.

The proposal is to enable the site to be cleared and used for the erection of the proposed commercial unit contained in application AWDM/0871/11 (also on this agenda). The new unit would be two storeys, including 3 parking spaces beneath.

There is an existing conservation area consent (ADC/0057/11) to demolish both Norfolk House and the garage block but it is subject to a condition requiring a contract to have been awarded for redevelopment with the hotel (ADC/0056/11) before demolition takes place.

Consultations and Representations

Adur District Conservation Advisory Group: No objection

Third Parties: No comments received.

Relevant Planning Policies and Guidance

The South East Plan (GOSE 2009): BE6
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4-5, AB11
PPS5 ' Planning for the Historic Environment' and Historic Environment Planning Practice Guide (DCLG 2010)

Policies

The relevant concerns with this type of application are limited to the effects on the character and appearance of the Conservation Area. There is a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas (as reflected in policies AB4 & AB11).

It is acknowledged in para 7.13 of the Local Plan that not all buildings in the Conservation Area contribute positively to their character. Policy AB5 states if the planning authority is minded to grant consent for demolition of a building in a conservation area as part of the redevelopment of a scheme, such consent should not be granted until detailed plans for redevelopment have been approved.

Impact on Character and Appearance of Conservation Area

This riverside site is very prominent when viewed from the Norfolk Bridge and opposite bank of the river. It is seen in the context of the townscape, the Conservation Area and the Grade I listed St Mary de Haura church tower. However, as stated in the Shoreham Conservation Area Appraisal and Management Strategy, and accepted by the previous appeal Inspector, it is not considered that the existing three-storey brick and tile 1960s office building 'Norfolk House' is of architectural merit, least of all the adjacent garage block.

Conservation Area Consent is only required for complete demolition of a building, so the current application only seeks consent for demolition of the garage block. Norfolk House itself, although proposed to have all its external cladding removed, would have its structural frame retained and consequently is not included in this application.

The garage block is functional and of relatively poor appearance but with little visual impact because of its siting behind the shop on the frontage. It is only its rear wall, forming the west side boundary with the Bridge Inn, that has any significance and then only as a screen from the south west.

It is considered that demolition of the garages would cause no harm to the Conservation Area but that no demolition of the rear (west) wall should take place until planning permission has been granted for the new development and a contract awarded for its implementation.

Recommendation

APPROVE for the reason that:-

The existing garages are of no architectural or historic merit and the proposed demolition would enable redevelopment with a new building that would enhance the character and appearance of the Conservation Area. It would therefore accord with the relevant policies of the Adur District Local Plan (AB4-5).

Subject to:-

1. C1Cii (Standard time limit)
2. C19B (No demolition of the rear (west) wall until contract for redevelopment awarded) (amended)

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