Exp 14/2

Development Control – Delegated Officer Report

Application Number: ADC/0779/07 **Recommendation – Refuse**

Site: **1 & 2 Catts Mews, Riverside, Southwick BN42 4AW**

Proposal: **Amendments to balcony finishes (retrospective)**

The Application

The application is, in effect, to remove the requirements from the Enforcement Notice issued on 17 March 2005 which, as varied by the Inspector on appeal, requires:-

> "(i) paint all remaining exposed metal work on first and second floor balconies on the southern elevation of the building on the enforcement notice site white;"
>
> "(iii) install timber faces to all steel work supporting balconies on the southern elevation of the building on the enforcement notice site , as shown on drawings DS-07A and DS-08A, and paint these white:"

The second-floor balconies have had timber faces applied but not the lower (first-floor) balconies. None of the metal work has been painted.

The applicant's agent states that at a discussion on-site, the conservation architect from WSCC told the applicant that timber facing to the lower balcony was unnecessary. As regards painting, the agent states that the colour has not yet been decided but a sample would be submitted for approval.

Consultations and Representations

Adur District Conservation Advisory Group: No comment

Third Parties: No comments received.

Relevant Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4, AB11
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01, 09/05 and 01/07

Planning Assessment

The site lies within the detached Riverside part of Southwick Conservation Area. Local Plan policy AB4 amplifies the statutory duty (section 72) to pay special attention to the desirability of preserving or enhancing the character or appearance of such areas. It requires new development, including alterations, to have a high standard of design and construction materials such as to preserve or enhance the character or appearance of the particular area. The site also directly adjoins the grade II listed Yacht Club. Policy AB11 states that design and materials must not adversely affect the setting of listed buildings (amplifying the statutory duty in section 66)

In his decision letter dated 21 December 2005 relating to the unauthorised balconies on these 2 new houses, the Inspector stated:-

> "What appears to me to cause harm to the appearance of the conservation area and the setting of the Yacht Club to the west is the unfinished nature of the balconies, which has awaited the outcome of this appeal. As a consequence, while the appeal on ground (f) succeeds, the requirements of the notice are varied so that the works required to finish the building off properly, including painting all the balconies white, are carried out within a short space of time."

It is considered that there is no reason to depart from the Inspector's conclusions. The omission of the timber cladding to the lower balconies causes an unfinished appearance, not the high quality finish required in a Conservation Area adjoining a listed building. It conflicts with the above policies.

It is also considered that white is the most appropriate colour for the metalwork and should be adhered to.

Recommendation

REFUSE on the ground that:-

1. B4BR

> .....Conservation Area and adjoins a listed building and the omission of the timber cladding from the lower balconies would result in an unfinished appearance which would conflict with.....of the Area and the setting of the listed building, and conflict.....(CH4-5).....(AB4, AB11). The painting of the metal work of the balconies a colour other than white would compound the adverse effect and also be unacceptable.

Case Officer.....

Date...7/2/08.....