Development Control – Delegated Officer Report

Application Number: AWDM/0837/13 Recommendation – Approve

Site: **5 Shoreham Court, The Close, Shoreham-By-Sea, West Sussex, BN43 5AR**

Proposal: **Application for Listed Building consent for two vents (one for kitchen and one for bathroom).**

Date of site visit: 19 July 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a Grade II listed building in a neo-Gothic style which was formerly a house but which has been divided into flats. There has been some unsympathetic work carried out at the property including a number of flues and vents on the west (rear) elevation. The building has flint walls with stone quoins.

The application seeks listed building consent for the installation of two vents on the north side of the building, adjacent to the main entrance and facing the access road at ground floor level.

Relevant site history

SU/134/05 - External Installation of 35MM Gas Pipe On South, East & North Elevations - Approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7, AB9
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Impact on historic character and appearance of the listed building

The vents will measure 100mm square and will be placed just above an existing flue on the north side of the building. There are other vents in the vicinity on other flats and a 15mm pressure relief pipe is also proposed which is not considered to require listed building consent. The works will have minimal impact on the character and appearance of the building with only a small area of stone/flint affected. Subject to making good of the affected area, this proposal is considered to be acceptable.

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 saved policies of the Adur District Local Plan (AB7, AB9) and the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Making good of affected area

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

Case Officer: Peter Barnett Date: 15 August 2013

Authorised by: Gary Peck Date: 16 August 2013