Expiry Date - 25/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0951/11

Recommendation – Approve Application

Site: **Hawthorn Cottage 20 The Street Lancing West Sussex**

Proposal: **Gas boiler flue to be situated on flat roof of garage (Application for Listed Building Consent)**

The Application

The application relates to a Grade II listed flint-faced dwelling within the North Lancing Conservation Area. Listed building consent is sought to install a flue of the attached garage to the east of the dwelling. The garage has a false pitch at the front and the flue will sit behind on an area of flat roof. It will measure 600mm high.

Consultations and Representations

Consultations/Comments

ADCAG – No objections

Lancing Parish Council – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AB7-9
PPS5 'Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

Policies

Policies AB7-9 relate to listed buildings and state that any development should not adversely affect the historic character or appearance of the building and its setting. This is consistent with advice on PPS5.

Impact on listed building

The proposed development is very minor in nature and is not considered to adversely affect the historic character or fabric of the building. The Listing description refers to the main house only and the garage is almost certainly a later addition. The flue will be hidden from the street by the false pitch at the front of the garage and the proposal is considered to be acceptable.

Recommendation

APPROVE for the reason:-

1PC

Subject to:-

1. C1Cii
2. This ~~permission~~ consent relates to the following approved plans date stamped received 30 November 2011:-
   Location Plan, Block Plan, Proposed East and South Elevations

Case Officer Peter Barnett

Date 6 January 2012

9/1/12