Adur District Council

Planning, Regeneration and Wellbeing

Mrs Claire Haigh
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LISTED BUILDING REFUSAL

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: AWDM/0166/13

In pursuance of their powers under the above-mentioned Acts, the Council hereby notify you that they REFUSE to grant Listed Building Consent for the following works:

Listed Building Consent application for first floor extension above existing single storey extension

4 The Street Shoreham-By-Sea West Sussex BN43 5NJ

as shown on Plan and Application Reference AWDM/0166/13 submitted to the Council on 26/03/2013. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
Date: 08/05/2013

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Refusal

01. The Grade II listed building is component of a pair of cottages of linear form that strongly benefit the street scene and the character of the Old Shoreham Conservation Area. The proposed extension would clearly be seen from The Street, particularly on the approach from the north. The proposal by virtue of its design, location and scale would be detrimental to the historic appearance and layout of the listed buildings and the character of the Conservation Area. It would not therefore comply with policies AG1, AB3, AB4, AB6 AB7, AB8, AB9 and the National Planning Policy Framework.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.