Expiry: 17/9

Development Management - Delegated Officer Report

Application Number: AWDM/0963/25 Recommendation – Approve

Site: 41 The Green, Southwick

Proposal: Listed Building Consent for proposed repairs to windows, timber surrounds, decorative shutters and timber front door surround and hood on the front of the property.

Date of site visit: 30/5.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two storey end of terrace Grade II listed cottage on the west side of The Green in the heart of the Southwick conservation area.

The List entry no: **1353752** is as follows:

House. Mid-C18. Rendered with modillion eaves cornice to plain tiled roof with brick gable parapets and end stacks. Flint side-fronts. Two storeys; regular three window front, with iron hexagonal-lozenge lattice glazing on first floor with shutters, and shallow polygonal oriels on ground-floor in outer bays with flat hoods and similar glazing. Central panelled door with raised surround and flat hood on brackets over.

Repairs to timber windows, doors, shutters and front door hood are proposed.

Relevant Planning History

AWDM/0664/25 – Listed Building Consent for retention of natural lime render finish to flank wall rather than adding vertical tile hanging as previously proposed; retention of new chimney pots. Approved

AWDM/0632/24 - Listed Building Consent for repairs/alterations to the west wall (rear elevation), including repair and repointing with Lime mortar mix and south wall the tiles and concrete render removed and replaced with lime + sharp washed sand water mix.

AWDM/1014/14 - Application for Listed Building Consent for repairs to upper rear wall. Approved.

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Consultations

Adur Conservation Advisory Panel: No response.

Conservation Architect: *No objection.*

Representations

4 letters of support.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16 and 17
National Planning Policy Framework (December 2024)
Southwick Conservation Area Appraisal

Planning Assessment

Principle

Alterations to listed buildings or within their curtilages will be acceptable in principle subject to satisfying the statutory test of preserving the architectural and historic interest of the Listed Building. Development within a conservation area should preserve or enhance it.

Heritage

The works proposed to repair the front windows, front door and front door hood are all appropriate to this listed property and will be carried out by specialist firms as detailed in the Heritage statement.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. LB 3 years
3. Protect LB
4. Damage repaired within 2 months

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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Case Officer:	MOK	Date: 27/8
Authorised by:	Peter Barnett	Date: 27 August 2025