Development Management - Delegated Officer Report

Application Number: AWDM/1645/16 Recommendation – Approve

Site: **The Amsterdam, 467 - 471 Upper Shoreham Road Shoreham-By-Sea**

Proposal: **Listed Building Consent for various internal alterations and general internal refurbishment of the building (retrospective).**

Date of site visit: 12 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This is one of three applications submitted for refurbishment, extensions and alterations at The Amsterdam Public House, a Grade II listed building at the junction of Old Shoreham Road and Upper Shoreham Road within the Old Shoreham Conservation Area.

This application seeks listed building consent for numerous internal alterations including:

- Removal of false features
- Blocking up double doors and formation of new ladies' toilet
- Reduction in bar area
- Installation of new fixed seating
- Removal of previous toilets on east side and opening up of area with new seating
- Removal of bay window and replacement with double doors to allow access to deck, pergola and car park
- Widening of store room to create customer toilets
- Erection of new wall to allow access to cooled store in light of proposed toilets blocking up existing route

The works have been completed and the application is retrospective.

Relevant site history

None relevant to this application

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer has no adverse comments.

Representations

2 letters received from the occupiers of 459 & 461/463 Upper Shoreham Road:

- Works are nearing completion
- Welcome refurbishment of the pub
- Access road should not be included within red line
- Air vent incorrectly shown in toilet wall which would come through party wall if installed
- Has there been a change of use through intensification by extending public areas into former cottage at 465
- No objection to pergola, lighting or extraction flue

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB7-9
Submission Adur Local Plan (2016) Policies 15, 16, 17
National Planning Policy Framework (March 2012)

Planning Assessment

Impact on Listed Building

The works have largely removed unsympathetic features and installed new seating to 'smarten up' the interior. Physical works, such as removal of toilets from the eastern side of the pub and the replacement of the bay window with doors, have taken place in the modern extensions rather than the original building and its historic fabric and character has not therefore been affected.

It is not considered that the internal works cause harm to the listed building.

Residential amenity

The works do not cause harm to residential amenity being internal alterations to an existing pub.

Other Matters

The red line of the application site has been amended to omit the access road (public highway) between the pub and its car park.

The reconfiguration of the former cottage (465) by installing a gents' toilet where there was previously storage is not considered to represent an intensification or change of use as the area as it was previously in use by the pub for storage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

Case Officer: Peter Barnett Date: 11 January 2017

Authorised by: Gary Peck Date: 11 January 2017