Expiry Date - 18/03/2011

Development Control – Delegated Officer Report

Application Number: ADC/0005/11 **Recommendation – Permit Application**

Site: **The Red Lion Old Shoreham Road Shoreham-by-Sea West Sussex**

Proposal: **Oak porch at front (to replace similar porch destroyed in accident) (Application for Listed Building Consent)**

The Application
The application property is a C18 Grade II listed public house which was formerly a cottage. The listing describes the central C20 planked door with centre light and C20 large porch with rustic timbers on low walls supporting flat roof, with the level of the road having been built up since the central block was erected.

The porch and a section of low wall with railings to the north were destroyed in a traffic accident, and all debris has been completely removed from the site as it was deemed to be unsafe. Permission is now sought for a replacement structure in a like for like design.

The porch would be 2.5m wide, by 1.8m in depth, by 1.85m in height. It would be on a dwarf wall of brick and flint with stone coping, with a stained black oak frame, with white painted timber frame, multi paned fenestration, in the west and south sides. The roof would be of timber panels with a lead covering with timber fascias. The small dwarf wall to the north would be rebuilt with a matching black steel railing atop.

Consultations and Representations

West Sussex County Council: The County Conservation Architect has made no comment.

Adur District Conservation Advisory Group: No objection.

Third Parties: There has have been no third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7, AB9.
Shoreham-by-Sea Conservation Area Character Appraisal and Management Strategy (ADC 2008)
PPS 1 ‘Delivering Sustainable Development’ (ODPM 2005)
PPS5 ‘ Planning for the Historic Environment’ (DCLG 2010)

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Planning Assessment

Policies
There is a statutory duty to have special regard to the desirability of preserving Listed Buildings, their setting or any other features of special architectural or historic interest which they possess.

Policy AB7 of the Local Plan states that listed building consent will only be granted for any external or internal alterations, changes of use or extension to a listed building where the character of the building would not be adversely affected. The materials to be used need to be consistent with those originally used, are typical for the area and should not adversely affect the internal or external appearance of the building.

Affect on the character of the Listed Building
The listing for the building does state that the porch is a more recent C20 addition, probably from when the building changed from a residential cottage to a public house. Although the porch was originally more modern that the age of the building it is considered that it is appropriate for the use as a public house, identifying the main entrance and creating an attractive focal point for the building.

The proposals are designed to match exactly the scale and use of materials of the former porch, other then the replacement of the former felt roof with a proposed lead covered roof. It is therefore considered that the proposed porch would not detract from the character of the listed building or from any of the features of special architectural or historic interest.

Recommendation

Approved for reason that :-

1PC

1. C1Ci
2. C19D
3. C19E
4. C19G
5. C1Ei
   The development hereby permitted shall be carried out in accordance with the following approved plans.
   - Drawing No. DKM/8621/01 Rev O. Title: Planning Drawing (1). Date received: 21 Jan 2011.
   - 1:1250 scale site location plan: Date received 21 Jan 2011.

   And with materials and finishes as specified in

- Drawing No. DKM/8621/02 Rev01. Title: Further Details. Date received: 10 Mch 2011.

Case Officer Carlos Hone Date