Expiry Date - 04/11/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1014/14 Recommendation – APPROVE

Site: 41 The Green Southwick Brighton West Sussex

Proposal: Application for Listed Building Consent for repairs to upper rear wall

Date of site visit: 12/9/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a Grade II listed building of two storeys and of flint faced elevations. The building is part of a terrace and has a single storey wing to the south side and a small lean-to addition to the rear/west. At the time of inspection, the rear elevation was supported by scaffolding.

The application seeks listed building consent for the repair of the wall and window surround. A schedule of building works and heritage statement have been provided with the application and these set out the steps that will be undertaken to conduct the work whilst at the same time ensure the character elements of the building are maintained or reinstated. The core of the work would involve insertion of temporary metal uprights on a concrete horizontal plinth, all of which will be concealed within the fabric of the wall. As some of the works will be investigative due to the concealed nature of the wall interior and the state of its condition, the exact treatment is not known at this stage.

Relevant site history

None.

Consultations

The six societies – no comments received.

ADCAG – no comments

AW Conservation Architect – no objection but condition required to ensure referral back to the LPA to cover eventualities discovered in the course of works.

Representations

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None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7, AB9
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Impact on historic character and appearance of the listed building

The work is intended to make the rear wall safe and at the same time save its elements that are original and feature of the building. Given the detailed and precautionary methodology set out in the submitted drawings and heritage statement, it is considered that the approach chosen will safeguard this heritage asset. Of particular importance is the provision to refer again to the Council in the event that further or other works affecting the wall and window may become necessary. Overall, and provided the condition as requested by the Conservation Architect is attached, it is considered that the application should be approved. This would be especially appropriate in view of the state of the wall in question and its lack of stability. In summary, it is considered that the proposal would preserve this heritage asset.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Works to Listed Building

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

Case Officer: L Simmons Date: 6 November 2014

Authorised by: J Morin Date: 10.11.2014

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