Expiry Date - 01/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0272/10 **Recommendation – Permit Application**

Site: **142 Albion Street Southwick Brighton West Sussex**

Proposal: **Rendering and weatherproof painting (light cream) of part of rear elevation (retrospective)**

The Application

The application property is the former Town Hall which fronts the A259 and which faces out at the rear over the Lady Bee Marina and Shoreham Harbour. It is a red brick building of distinctive design and is located within the Southwick Conservation Area. The building is currently occupied by a number of small businesses.

The building is exposed to driving rain and the south-west corner has suffered water ingress resulting in damp problems at upper levels and running water in the lower ground floor. The owners initially tried to address this problem by treating the external walls with a clear waterproofing treatment and by tanking the lower ground floor room with a waterproof coating. However, water ingress re-occurred and it was decided to render the external walls, which has proved successful in stopping the ingress of water. This application seeks retrospective consent for the works.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Conservation Architect has stated that the rendering has been carried out to a good standard and the light cream paintwork is acceptable.

ADCAG – Consider the work to be acceptable

Third Parties

No representations received

Relevant Planning Policies and Guidance

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Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

Policies

The Council has a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas. It is therefore essential that new development respects the existing historic environment. The relevant policies are AB4 and Government policy and guidance is in PPS5.

PPS1 states "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

Visual amenity and character

The render is at the rear south west corner of the building on what appears to be a later flat-roofed addition. While visible from the street and Harbour the rendered walls do not detract from the red brick character of the remainder of the building. Part of the rear elevation was rendered previously approximately 5 years ago and viewed from the rear the newly-rendered walls are visually acceptable. They also are in keeping with other rendered buildings nearby.

Recommendation

APPROVE for reason that:-

2PC (amended) – The rendering and painting of part of the rear elevation preserves or enhances....and accords with AB4

Case Officer Peter Barnett Date 3 September 2010