Development Management - Delegated Officer Report

Application Number: AWDM/0664/25 Recommendation – Approve

Site: 41 The Green, Southwick

Proposal: 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.

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.

Consent was granted last year to retile the flank elevation after lime render was replaced. The applicant now no longer wishes to use tiles but instead wants to leave the lime render finish on view. In addition, replacement chimney pots have been added and these have been included in the application for completeness.

Relevant Planning History

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.

Consultations

Adur Conservation Advisory Panel: Supports the application.

Conservation Architect: *No objection.*

Representations

3 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 lime rendering has been completed and the chimney pots added.

The works preserve the architectural and historic interest of the listed building and enhance the appearance of the conservation area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Damage repaired within 28 days

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 3/7
Authorised by:	Peter Barnett	Date: 3 July 2025