expiry 12.09

Development Control – Delegated Officer Report

Application Number: ADC/0438/07 **Recommendation - Permit**

Site: **Town Hall Chambers 45 - 49 High Street Shoreham-by-Sea West Sussex**

Proposal: **Timber decking and galvanised guarding and steps replacing decking and timber guarding and steps (application for listed building consent)**

The Application

The application property comprises a restaurant 'Prezzo' which occupies the ground floor of the Grade II listed former Town Hall Chambers located on the south side of Shoreham High Street.

The proposal is for the replacement of a timber decked area at the rear of the restaurant with new galvanised steel balustrade and steps.

The decked area was granted planning permission when the restaurant was in different ownership. It is located at the rear of the building in between a three-storey section of the existing building and the two-storey attached property at No.43. The area of car park to the south is private property and used by Town Quay Apartments as an amenity area.

Consultations and Representations

County Planning Officer (Design & Conservation) - The revised platform and staircase with galvanised posts and handrails will be acceptable. The revised doors are acceptable.

ADCAG have no objection to the proposals.

Third Parties

Whilst objections were originally raised by the owners of Town Quay Apartments, on the grounds of noise disturbance, they have been withdrawn on the basis of the amended plans.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE9, CH4, DEV1, DEV4-5.

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7, AT12, AS1.
Adur Development Plan – Submission Core Strategy 2006-26 (ADC2007) R1, STC1, STC3, T3-4, ENV10.
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS6 'Planning for Town Centres' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

The site is within the Conservation Area where there is a statutory duty to have regard to the desirability of preserving or enhancing the character or appearance of the Area. This is reflected in policies CH4 and AB4. The latter requires that development be of a high standard of design and construction materials to preserve or enhance the character of the Conservation Area.

Structure Plan Policy DEV1 requires that development be of high quality with regards to construction, layout, scale and appearance, taking into account amongst other things, the need to integrate with adjoining land uses and minimise potential conflicts between uses and activities. Also, to consider the townscape, streetscape, skyline and views into and out of the site. DEV4 states development should not be permitted unless the travel needs it generates are met.

Policy STC3 of the Adur Development Plan – Submission Core Strategy regarding Shoreham Renaissance states all new development will be required to enhance the vitality, viability and attractiveness of the town centre.

Policy AB14 of the Local Plan relates to town centre development specifically and emphasises the importance of new development being sympathetic to the location. AS1 states, amongst other things, that development within the designated shopping areas will be acceptable provided there will be no loss of amenity to nearby residents.

The proposed replacement decking and balustrade had already been erected at the time of the site visit. It is modest in scale and replaces a similar structure. The design and materials used improves and enhances the appearance and character of the Conservation Area and does not have an adverse effect on the setting of the listed building. The proposed new doors onto the decked area would be constructed in timber and would not detract from the Listed Building or Conservation Area.

The main concern with the proposals is that the steps terminate on third party owned land. Previously the last step from the decking was higher than allowed as a fire exit and resulted in none of the structure being on the car park area. The steps are currently open at the bottom although they are meant for emergency fire exit only. It has been noted by the owners of Town Quay Apartments that people are wandering from the decked seating area of the restaurant into the car park to either smoke or to use their mobile phones.

The applicant has amended the designs so that now there is a 'fire escape' gate across the end of the steps with appropriate signage, which should prevent patrons of the restaurant from wandering into the car park area and creating a disturbance.

Recommendation

APPROVE for reason that :-

The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses. It would preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AB7-9, AB4, AB14, AS1) and the adopted West Sussex Structure Plan (CH4-5, DEV1, DEV4)

1. C1Ci
2. C14A3 – amended
   17.08.07, AS1 of the ADLP and DEV1 of the WSSP

3. The doors hereby permitted shall be constructed of timber and be painted to match in colour and texture those of the existing building.
   Reason: *To preserve the special character of the building and to comply with policy AB9 of the Adur District Local Plan and CH5 of the West Sussex Structure Plan.*

4. C19D
5. C19E

Case Officer: [signature]
Date: 29.08.07

CJ 3.9.07