Expires 27/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0191/07 **Recommendation – Permit Application**

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

Proposal: **Retention of temporary estate agent's advertisment board on west side (renewal of listed building consent ADC/0083/06)**

The Application

This application seeks Listed Building Consent to retain an estate agents advertising board on the west flank of the Town Hall Chambers, High Street, Shoreham. The board was given temporary retrospective permission under ADC/0083/06 for a period of one year expiring on 31 March 2007.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

ADCAG raise No Comments.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, CH5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB7

Planning Assessment

Policies
Structure Plan policy CH5 requires the character and setting of Listed Buildings to be preserved and, where possible enhanced. This is reflected in Local Plan policy AB7

Visual Amenity
The sign is moderate in size (1.2m by 0.9m) and is located on the west flank of the Listed Building. Although it is clearly an unacceptable permanent feature it is considered to be acceptable temporarily in order to advertise the vacant office units inside. A further one year temporary permission is therefore recommended.

Recommendation

APPROVE for reason that :-

'Although the flat-mounted letting board as displayed does not preserve or enhance the character of the listed building, ~~or any features of special architectural or historic interest which it possesses~~, it is only required for a temporary period to advertise vacant offices within the building. ~~The sign is therefore~~ considered acceptable ~~for a limited period notwithstanding the~~ as there special circumstances policies of the ADLP (AB7) and the WSSP (CH5).'

Subject to:

1. The flat-mounted letting board hereby granted consent shall be removed and the wall surface made good on or before the expiry of the period ending on 31 October 2008. REASON: Consent is only granted exceptionally as the letting board is considered detrimental to the character and appearance of this listed building and to amenity, having regard to policy AB7 of the ADLP and CH5 of the WSSP.

Case Officer:.....

Date: 8/11/07