Expiry Date – 18/9

Development Control – Delegated Officer Report

Application Number: AWDM/1073/20 Recommendation –

Site: 52 West Street, Shoreham

Proposal: **Application for Listed Building Consent for replacement windows from aluminium to white wooden frames.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11.9

Site and Surroundings

This site is one of five cottages in a terraced block on the east side of West Street. The cottages were built in the 18th century and are Grade II listed.

List Entry Number:
1193237

Cottage Row. Later C18. Coursed cobblestone with red brick quoins band and dressings. Red brick modillion cornice to slate roof with 5 ridge stacks. Two storeys 5 windows diamond lattice casements on ground-floor with segment heads. C20 boarded doors between each ground floor window and at right-hand end.

The site is also within the Shoreham conservation area.

Proposal

It is proposed to replace existing aluminium framed latticed casement windows in timber with the same diamond lattice work and casement openings. Two front windows and the first floor rear window are to be replaced.

Relevant Planning History

None

Consultations

None received

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of this listed building and the Shoreham conservation area.

This terrace has as original timber casement leaded latticed windows.

The existing aluminium windows are not in keeping. The proposed windows are single glazed with external applied antique lead inside and out. They will restore the original look of the premises.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 11.9.2020
Authorised and signed by:	Peter Barnett	Date: 14 September 2020