Exp 6/2

Development Control – Delegated Officer Report

Application Number: ADC/0482/06 Recommendation – REFUSE

Site: The Shore, Town Hall Chambers, 45-49 High Street, Shoreham-by-Sea

Proposal: Red strip lights (retrospective)

The Application

The application retrospectively seeks listed building consent for the red strip light on the front elevation of the building. It is positioned around the edge of the raised rendered band (above the ground floor) across the front wall of the building.

According to the agent, it was erected for the Christmas period and, whilst agreeable not to illuminate it for the rest of the year, it was left up because of the costs of putting it up and taking it down every year.

Consultations and Representations

Adur District Conservation Advisory Committee: Comments that it would set a dangerous precedent, especially on a listed building.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): CH4-5, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AB7, AB9-10
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

With listed buildings, there is a statutory duty to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

This is reflected in the above policies. AB7 requires the character not to be adversely affected. AB9 requires the materials to be consistent with original ones and not to adversely affect character or appearance. CH5 requires the character of LBs to be preserved and where possible enhanced.

It is considered that this red strip light is wholly out of keeping with the character and appearance of this Grade 2 listed building. Such a modern

plastic addition, which has a makeshift, temporary and poor quality appearance, is by its very nature alien to a building of this type.

The applicant's case is insufficient reason to outweigh the objection, particularly given the other signage on the premises which clearly advertises its presence.

Recommendation

REFUSE for the reason:-

The red lighting strip is out of keeping with and detracts from the character and appearance of this listed building and therefore conflict with policies AB7 and AB9 of the ADLP and CH5 of the WSSP.

Case Officer..... Date...31/1/07.....

Head of Planning & Community..... Date...31.1.07...