Expiry Date - 23/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0729/11

Recommendation – Approve Application

Site: **Shoreham College St Julians Lane Shoreham-By-Sea West Sussex**

Proposal: **Application for Listed Building Consent for renovation of attic accommodation with internal alterations including addition of internal fire partitions**

The Application

Listed building consent is sought to renovate and convert the attic accommodation from storage and bedrooms to storage/office accommodation. Shoreham College is a Grade II listed building. This follows consent being granted earlier this year for more extensive works to convert the former headmaster's accommodation into teaching space (ADC/0073/11 and AWDM/0337/11).

The work involves internal repairs, the addition of fire partitions and bringing redundant spaces into use. In detail:

- The staircase is to be enclosed for fire containment with a modern partition removed to open up the lobby area
- A modern partition is to be replaced with new and an existing partition relocated and a rafter removed in the SW room in order to ease head room in the corridor
- Modern partitions are to be removed in the E and SE rooms to return them to their original size

- In addition, the modern plasterboard ceiling in the SW room has been removed. The older ceiling above was found to be in a poor condition, missing in many places and damaged in the majority of the remaining area. It was therefore removed and replaced with a new plasterboard ceiling onto the original timber structure before the local planning authority had an opportunity to inspect it.

It was also originally proposed to provide a new door into a central access area which contains part of an original external roof. It was also proposed to remove tile hanging, tiles and an original dormer from this area. However, following objections this area is to be largely unaltered, except for the new door, to enable its use as store.

Consultations and Representations

Consultations/Comments

None

Third Parties

ADCAG - Approve

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4, AB5, AB6, AB7, AB8, AB9, AB10
PPS5 'Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

Policies

Policies AB4-6 refer to development within Conservation Areas and require it to preserve or enhance the character and appearance of the area.
Policies AB7-10 relate to listed buildings and any development should not adversely affect the historic character or appearance of the building and its setting.

Impact on character and appearance of the listed building

The proposed works will not harm the historic character and appearance of the listed building and will bring a redundant part of the building back into use. It is considered that the application can be supported.

Recommendation

APPROVE for reason that:-

1PC

Subject to:

1. C1Cii
2. The works hereby granted listed building consent shall be carried out in accordance with the following approved plans:
   Drawing No. AL-103E (Attic Plan) received 18 October 2011

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Drawing No. AL-105 (Additional Remedial Works – SW Room) received 25 October 2011
Drawing No. AD-00 (Site Location Plan) received 28 September 2011
Reason– For the avoidance of doubt and to preserve the special character of the building having regard to PPS5

Case Officer Peter Barnett Date 2 November 2011

2/11