Application Number: ADC/0495/07 **Recommendation – Grant LB Consent**

Site: **The Amsterdam, 465-471 Upper Shoreham Road Shoreham-by-Sea BN43 5WQ**

Proposal: **Proposed summerhouse to rear and disabled access (application for Listed Building Consent)**

The Application

This application is for Listed Building Consent for the same development as described in ADC/494/07 also on this agenda.

Consultations and Representations

Third Parties: See ADC/0494/07

Adur District Conservation Advisory Group; No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): CH5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AB7, AB9, AB11.
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

As this application is for listed building consent, only matters related to the effects of the proposals on the Grade II listed building are relevant; not the effects on residential amenity or other considerations.

There is a statutory duty to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess. This reflected in the above policies.

Effect on Listed Building.

The most significant structure proposed is gazebo-style open-sided shelter ('summerhouse') in the rear courtyard area. It would be surrounded by modern extensions with access gained from the rear car park area and via doors into the east side extension. Its design and construction are of a high standard (including for the alternative design) and, although very ornate, it is considered that it would not adversely affect the listed building.

The formalisation of the courtyard which is not currently used would be a visual improvement to what currently exists. However, details of materials are required.

Recommendation

APPROVE for reason that :-

The proposals would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the relevant policies of the Adur District Local Plan (AB7-9) and the adopted West Sussex Structure Plan (CH5)

1. C1Cii (Standard listed building time limit)
2. C14AV(Permission relates to amended plan received on 4 September 2007))
3. C12Ai (Schedule of materials of summerhouse, pergola and ground surfacing to be approved)

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