Expiry Date – 6/10

Development Control – Delegated Officer Report

Application Number: AWDM/1079/21 Recommendation – Approve

Site: 21 John Street, Shoreham

Proposal: **Application for Listed Building Consent for replacement utility door with a timber sash window and re-rendering**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos

Site and Surroundings

This application relates to a Grade II listed building on the west side of John Street. Formally offices the building was converted into two houses in the late 1990's and a single storey addition added at the same time.

Proposal

Consent is sought to replace a more modern timber door in the rear extension with a timber sliding sash double glazed window. It is also proposed to re-render and paint the extension to match the remainder of the rear elevation.

Relevant Planning History

SU/85/97 – Conversion of offices to 2 dwellinghouses, with parking at rear using existing access from John Street. Granted June 1997

SU/88/97 Listed Building Consent for Conversion of offices to 2 dwellinghouses including single storey extension to replace outbuilding to be demolished. Granted June 1997.

Consultations

ADCAG: Approve.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including

Heritage England listing No. 1286391

Planning Assessment

Principle

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

Heritage

The door to be replaced is in a rear extension approximately 20 years old. The door itself is of a more modern design and does not respect the integrity of the original building.

A timber double glazed sash window in its place will have no greater impact on this heritage asset. Ideally it would have additional glazing bars to more closely reflect windows and doors in the rear elevation but as this is a modern extension this is not essential in this case.

Repair rendering and painting to match the rear is acceptable.

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: 23/9/21
Authorised and signed by:	Peter Barnett	Date: 23 September 2021