Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0354/12

Site: **54 West Street Shoreham-By-Sea**

Proposal: **Application for Listed Building Consent to re-cover roof, install tie bars, install pitched roof to the rear extension, support the chimney stack and strength the roof , replace existing PVCu rear first floor window with timber window, replace existing PVCu windows in rear extension with timber ones**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for the following schedule of works to the exterior of the Listed Building:

- Re-covering of main roof with re-used with natural slate
- Installation of pitched roof to rear extension with Cambrian interlocking slates
- Installation of external 8 no. tie bars to hold the front and rear walls together at the first floor ceiling
- Installation of internal ceiling joists spanning across from front and rear walls and bolted to rafter ends to prevent movement at roof level
- Installation of internal ceiling joists spanning across from front and rear walls
- Removal of internal chimneybreast at first floor with section in roof space retained, infill openings to party wall in roof space to front and rear of chimney stack with clay sock bricks, steel beam built up to underside of remaining brickwork with multicolored clay stock bricks
- Removal of existing PVCu first floor window in main building with timber replacement
- Removal of 2 no. existing PVCu windows in extension with timber replacements

The application property is a mid-terrace two-storey cottage, which is Grade II Listed. When visited by the planning officer the majority of the above works have already begun and the interior of the building was under refurbishment.

Relevant Planning History
None

Consultations

Adur district conservation advisory group *confirmed their agreement to this application being approved.*

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB7, AB8, AB9

Assessment

Principle

The proposed works to the Listed Building are to maintain the existing building in a safe condition and/or serve to enhance its architectural and historic merit, so are acceptable in principle.

Architectural and Historic interest

The building exhibits original architectural and historic detailing and contributes positively to the terrace. The building's individual Listed value and its contribution to the group value of the Listed terrace therefore remains intact.

The existing plastic windows (at first floor in the rear of the main house and at ground floor in the rear extension) are all unacceptable being of a highly inappropriate material and proportion. They fail entirely to reflect the original fenestration and their timely removal and replacement is to be enforced by conditions imposed on this approval.

Their timber replacements are historically and architecturally correct to the period of the building, and would enhance the building's Listed value.

The tie bars, roof space alterations, alterations to the chimneybreast and associated making good, together with the installation of new ceiling joists are all technical measures that are intended to resolve the fracturing of the front and rear walls which has occurred, and to strengthen the main building's roof. Thereby all these works are acceptable as they aim to preserve the building's Listed value by stabilising its walls and roof.

The new roof material to the extension (Cambrian slates) preserves the value of the building as this material replicates the appearance of natural slates sufficiently enough. The pitched roof is shallow and ends below the cill of the first floor window, so it is in proportion to the rest of the building.

Recommendation

APPROVE for the reason:-

The development would and has taken place without detriment to the architectural and historic interest of the Grade II Listed Building and would and has not detracted from the character or appearance of the area. It would and has not consequently conflicted with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB7, AB8, AB9 and the South East Plan (CC1, CC6, BE1, BE6).

Subject to Conditions:-

1. Approved plans
2. Avoid damage
3. Make good any damage
4. Within 2 months of permission the unauthorised rear elevation first floor window and ground floor rear elevation windows of the extension shall be removed and timber replacement windows installed in accordance with details to be submitted to and approved by the local planning authority.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 09-07-2012

Authorised and signed by: Peter Barnett Date: 11/07/2012