Development Management – Delegated Officer Report

Application Number: AWDM/0039/24 Recommendation:

Site: 23-25 High Street, Shoreham-by-Sea, BN43 5EE

Proposal: Application for Listed Building Consent for replacement of defective timber single glazed window in rear dormer located on the south elevation with a new single glazed timber frame window (like for like). Recovering of rear dormer in Code 5 sheet lead. Replacement timber frame single glazed entrance door on rear elevation (retrospective).

Date of site visit: N/A: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a Listed Building Consent to this grade II Listed Building situated within the town centre of Shoreham-by-Sea. It was listed 28th September 1972 and the listing reads:-

"SHOREHAM-BY-SEA HIGH STREET TQ 20 NW 3/70 (south side No.'s 23-25 (odd) II House pair. Mid-C18. Plastered with bracketed eaves parapet to steep slate mansard roof with 2 large pediment-gabled dormers and end stacks. Two storeys and attic; 2 irregularly-placed early C19 2 storey octagonal bays, that to right with ground floor replaced by long C19 glazed extension the width of no. 25 with half glazed door to right flanked by wooden pilasters. Window off-centre to left. Mixture of glazing bar sashes, sashes and sashes without glazing bars. Entrance to no. 23 off-centre to left. Panelled doors in wooden architrave surround with flat hood on brackets over."

The site lies within the Shoreham Conservation Area.

The property is being used as a solicitors, and has done so for many years. The solicitors 'Fitzhugh gates' have the name sign written on the front (north) and side (east) elevations.

Proposal:

The Listed Building Consent application seeks consent for:-

- Replacement of single glazed timber window in rear (south) dormer;
- Installation of new single glazed timber window in rear (south) dormer;
- Recover rear (south) dormer in Code 5 sheet lead;
- Replacement of single glazed timber frame entrance door (retrospective).

Planning History: Various applications

Consultations:
Councils Conservation and Design Architect:
This is a straightforward application, and can be signed off.

Representations: None received

Relevant Planning Policies:

Adur Local Plan 2017 Policy 15, 17
Shoreham Conservation Area
National Planning Policy Framework 2023

Policy 17:

"Listed Buildings: Planning permission and/or Listed Building consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historic character of the building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. In the case of extensions and alterations, materials used must be consistent with those originally used or typical of the locality. Changes of use may be considered which might normally be resisted on other grounds (subject to local access and environmental considerations) in order to secure the retention of a building of historic or architectural interest. New development which would adversely affect the setting of a Listed Building, in terms of design or materials, will not be permitted."

Planning Assessment:

Historic Assets:

Listed Building Consent applications are assessed in accordance with the effect of the works on the conservation and enhancement of the Listed Building.

Listed Building Assessment:

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

This property has been used for many years in a commercial manner, occupied by a firm of Solicitors. The building has been well looked after, and in its key position within the prime central location of Shoreham, significantly contributes to the visual amenities of the area, and specifically the Shoreham Conservation Area.

The maintenance of such buildings as this historic asset is key to its success, and the application to undertake repairs to the windows is of prime importance. The works proposed are the replacement of the existing single glazed timber window to the south dormer with a new single glazed timber window. Recover the dormer with new Code 5 sheet lead. Code 5 sheet lead flashing is more suitable for more demanding locations such as this building, being positioned next to the River Adur and on an open exposed positon. Lastly, there will also be the replacement of a single glazed timber framed entrance door, on the south elevation, which is retrospective.

Impact on character of Listed Building and Conservation Area.

The works proposed are considered to be necessary, and will help maintain the Listed Building in good stead.

The maintenance work and repair will have no material impact on the character or appearance of the Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Protect building from damage
5. Original materials for making good

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 05.03.2024

Authorised by: Peter Barnett Date: 5 March 2024