

Application Number:	AWDM/0306/26
Location:	Old Scantlings 26 Church Street Shoreham-by-sea West Sussex
Proposal:	Listed Building Consent for works to address moisture retention, improve ventilation and reinstate breathable materials in order to protect the historic fabric of the building. Works include installation of French drain to rear in front of patio doors, removal of front concrete slab and installation of stone aggregate, installation of mechanical ventilation within bathrooms and kitchen, removal of isolated section of suspended timber floor under stairs and replacement with solid floor, removal of plaster in bedrooms to expose walls, enlargement of ventilation opening beneath stairs, removal of cement pointing to front elevation and repointing in lime mortar, installation of 6no. roof vent tiles, repair/repointing of chimney stack, repair of timber upper window sill
Case Officer:	Marie O’Keeffe

	Further Information Required
	Design Review Required
	No objection - no harm
✓	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	Old Scantlings, formerly known as No.26 Church Street, is a Grade II listed domestic building of mid-18th-century date, prominently positioned on the west side of Church Street in the historic core of Shoreham-by-Sea. The house is constructed primarily of flint, with rendered quoins and dressings, beneath a slate roof with a coped parapet, axial chimneystack and large central gabled dormers. It is arranged over two storeys with an attic, presenting an irregular three-window frontage with casement windows set in wide rendered surrounds. The principal entrance is to the left, formed by a panelled door within a moulded timber surround and sheltered by a flat hood on brackets, contributing to the building’s polite yet vernacular character typical of small-scale Georgian town houses in Sussex. In contextual terms, Old Scantlings forms part of the visually cohesive historic streetscape of Church Street, one of Shoreham’s most architecturally significant thoroughfares, characterised by a dense concentration of listed buildings of mixed medieval, post-medieval and Georgian origin. The property sits opposite the prominent Church of St Mary de Haura, with which it shares a long-established visual and historical relationship, reinforcing the strong sense of place and continuity within the area. Its flint construction, modest scale and irregular frontage respond closely to the traditional built form of the town, making a positive contribution to the character and appearance of this historic part of Shoreham-by-Sea.
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Since the site visit was conducted some minor amendments have been received that include the withdrawal of the infilling of the floor void and the installation of a mechanical ventilation solution, relocation of extractor fan vents and similar to the rear and below parapet level. The proposed also seek consent to replace the dormer window if required (in principle).

It should be noted that works have already commenced.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The LPA's duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as will Local Policy.

The use of extractor fans within historic buildings is beneficial as it assists in managing internal moisture levels, a key factor in the long-term conservation of traditional fabric. Historic buildings typically rely on passive ventilation and breathable construction materials to regulate moisture. However, modern patterns of occupation, particularly in kitchens and bathrooms, generate significantly higher levels of water vapour than historic buildings were designed to accommodate. Localised mechanical extract ventilation, when discreetly installed and appropriately specified, helps remove

moisture at source, reducing the risk of condensation, mould growth and timber decay, all of which are recognised by Historic England as common causes of damage in traditional buildings. Importantly, well-designed extractor fans support, rather than replace, traditional ventilation strategies, improving internal environmental conditions without sealing the building fabric or disrupting its moisture balance. In this instance the location of extractor fans within the original core of the building is considered to be appropriate with the use of slate vents to the rear being the most concealing. Further vents set to the front elevation will not be serving extractors but generally improving air circulation in the eaves which currently has a high moisture rating.

Given the context and lack of views to the vents the proposed is considered to be a proportionate and preventative form of conservation and is accepted.

For similar reasons the installation of a mechanical fan to induce airflow will remove any likelihood of dry rots forming in the unventilated void and as such is supportable in terms of long term preservation.

In relation to Lime mortar pointing, it is fundamentally beneficial to historic buildings because it is compatible with traditional masonry and allows walls to perform as originally intended. Unlike dense, impermeable cement mortars, lime mortar is vapour-permeable, flexible and sacrificial. This allows moisture within solid masonry walls to migrate and evaporate harmlessly through the mortar joints rather than being trapped within the brick or stone itself. Historic England and other conservation bodies emphasise that this "breathability" is essential to preventing damp-related decay, salt crystallisation and frost damage. Additionally, lime mortars accommodate minor structural movement without cracking and can self-heal small fissures through the re-deposition of free lime, extending the lifespan of both the mortar and adjacent masonry. By acting as the sacrificial element, lime pointing protects the historic fabric and ensures repairs remain reversible and sustainable over the long term.

As such the removal of cementitious mortars and repointing with lime is also considered beneficial and utilises a compatible, traditional material with vapour permeable attributes to once again assist in the management of moisture within the building and is accepted.

The dormer window was initially proposed for repair but was noted on the site visit as to being in poor condition and of a generally contemporary origin. Its replacement would not involve loss of historic interest with only its appearance being a consideration in terms of architectural interest and contribution to overall character. Therefore replacement of the window if desired is acceptable subject to conditions.

	Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposed by virtue of materiality, pathology, and approach would not cause harm to the architectural and historic interest of the Grade II Listed Building as a designated heritage asset and is considered to accord with the requirements of policy 17 of the Adur Local Plan and paragraphs 135 and 213 of the NPPF.
Drawing Errors:	
Comments:	Prior to manufacture and installation fully joinery details of all proposed windows in 1:10 elevations and 1:2 sections showing the relationship to the surrounding structures including apertures shall be submitted to the local planning authority for approval in writing. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter. Reason: To ensure the character, appearance and architectural interest of the building is preserved and to comply with Policy 17 of the Adur Local Plan.
Design Review:	

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 30/4/26