

Expiry: 8/5

Development Management - Delegated Officer Report

Application Number: AWD/0306/26

Recommendation – Approve

Site: Old Scantlings, 26 West Street, Shoreham

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 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 or replacement frames and casements in timber to existing front dormer.

Date of site visit: Visited by Heritage consultant

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, 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 opposite St Mary de Haura church. It is in the heart of the Shoreham conservation area.

Grade:

II

List Entry Number:

1286456

Date first listed:

29-Sept-1972

SHOREHAM-BY-SEA CHURCH STREET TQ 2105 SE 7/89 (west side) Old Scantlings GV II Cottage. Mid-C18. Flint with rendered quoins and dressings. Coped parapet to slate roof with large central gabled dormers and end stack to left. Two storeys and attic; irregular 3 window front, casements in wide rendered surrounds. Entrance to left with panelled door in moulded wooden surround; flat hood on brackets over.

Expiry: 8/5

Relevant Planning History

AWDM/0999/20 - Listed Building Consent to re-roof with natural grey slates. Approved.

AWDM/0973/11 - Replacement matching timber-framed window in second floor front dormer (application for Listed Building Consent). Approved

Consultations

Heritage Consultant:

The proposal seeks 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.

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

Expiry: 8/5

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.

Conditions

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.

ADCAG: support the application.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15 and 17
National Planning Policy Framework (December 2024)
Shoreham Conservation Area Appraisal
Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Assessment

Principle

Policy 17 of the local plan requires development to a heritage asset to preserve the asset's conservation even where less than substantial harm to its significance would occur. The LPA's duties are reinforced within Section 16 of the NPPF.

Heritage

Following the Heritage consultant's visit the applicant revised the application as follows:

Expiry: 8/5

- i. Withdrawal of the infilling of the floor void and the installation of a mechanical ventilation solution,*
- ii. relocation of 4 extractor fan vents to the rear leaving two on the frontage, below the parapet.*
- iii. Replacement in timber of the frames and casements to the front dormer, or repair cill only.*

These revisions align with the Heritage consultant's advice.

All the works now proposed will not result in harm to the listed building and will preserve and conserve its integrity and heritage value.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard LB time limit
3. Protect LB during works
4. Damage made good within 2 months
5. Details of joinery.

Is recommendation contrary to letter(s) of representation? N

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The works relate only to the Addendum to the application received 23.4.26

Case Officer:

MOK

Date: 6/5

Authorised by:

Peter Barnett

Date: 6 May 2026