Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
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BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 52

Suffix:

Property Name:

Address Line 1: West Street

Address Line 2:

Address Line 3: West Sussex

Town/city: Shoreham-by-sea

Postcode: BN43 5WG

Description of site location must be completed if postcode is not known:

Easting (x): 521403

Northing (y): 105219

Description:

Applicant Details

Name/Company

Title

First name

Kira

Surname

Zumkley

Company Name

Address

Address line 1

52 West Street

Address line 2

Address line 3

Town/City

Shoreham-By-Sea

County

Country

Postcode

BN43 5WG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Single brick wall with lime mortar in attic between 52 and 50 West Street to comply with fire regulations and therefore ensure building insurance is valid.

Has the development or work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

⊘ Yes
◯ No

If Yes, please describe and include the planning application reference number(s), if known

We applied for listed building consent to carry out urgent repair work and update the interior of 52 West Street.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

◯ Yes
⊘ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

52 West street is a grade II listed mid-terrace house. The house consists of a ground and first floor and a slate covered gable roof with red brick modillion cornice. The original front and rear elevation of the house are constructed of bungaroosh and with the exterior finished with coursed cobblestone and red brick quoins bands and dressings. The party walls are constructed of solid bricks while the central spine wall is constructed of timber and brick. The house features hand-made wooden diamond lattice windows and a wooden front door. The rear of the property was extended at some point during the mid-20th century on the ground floor level creating a bathroom and a conservatory covered by a flat asphalt roof. Through the conservatory the property has access to a private garden which includes a small shed with brick walls and a slanted roof covered in slate tiles.

There currently is no partition wall in the attic between 52 and 50 West Street which is in breach of fire regulations. To address this we would like to build a single brick wall using lime mortar on top of the existing brick party wall in the attic to create a partition between 52 and 50 West Street. We have consulted a structural engineer specialising in listed buildings and he confirmed that the additional weight on the wall is minimal and will not compromise the integrity of the existing party wall. We have also spoken to our neighbor in 50 West Street who is very keen for this work to go ahead.

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Internal walls

Existing materials and finishes:
Brick, lime mortar.

Proposed materials and finishes:
Brick, lime mortar.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [ ] Yes
- [x] No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

We have consulted our neighbor on 50 West Street who is very keen for this work to go ahead and who is sharing the cost as it also affects their building insurance.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

20/07/2023

Details of the pre-application advice received

On Thu, 20 Jul 2023 at 14:48, Kira Zumkley wrote:

Dear Richard,
We spoke three years ago when we successfully applied for listed building consent to update the interior of our grade II listed building.
What we missed at the time was the fact that the attic between us and 54 West Street does not have a partition wall and as such does not conform with fire safety regulations meaning our building insurance is void. We are hoping to address this as soon as possible by extending the single brick wall between us and 54 West Street into the attic.
Could you please let us know if this is possible and if so, if we need to submit a listed building consent application?
Thank you.
Kira

On Mon, 24 Jul 2023 at 14:36, Richard Small wrote:

Dear Kira,
Thank you for contacting me. Not having a sub-dividing wall between the two properties within the roofspace is going to be quite impractical these days.
Extending the single brick wall into the attic space will require LBC as it will be an alteration to a listed building. You will find the required forms online through the Planning section of the Adur & Worthing Councils web pages.
Kind regards
Richard

Richard Small
Design & Conservation Architect
Adur & Worthing Councils

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

If No, can you give appropriate notice to all the other owners?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:

Number:
52

Suffix:

Address line 1:
West Street

Address Line 2:

Town/City:
Shoreham By Sea

Postcode:
BN43 5WG

Date notice served (DD/MM/YYYY):
20/07/2023

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

Kira

Surname

Zumkley

Declaration Date

20/07/2023

- [x] Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Kira Zumkley

Date

24/07/2023