Development Management - Delegated Officer Report

Application Number: AWDM/1878/19 Recommendation – APPROVE

Site: 8 The Street, Shoreham –By-Sea, West Sussex

Proposal: Listed Building Consent for the removal of a modern stud and plasterboard wall at ground level.

Date of site visit: 04/06/19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II Listed Building which is semi detached and forms one half of a thatched cottage which was originally a single property. There are some alterations and extensions which have been carried out at the property, many of which are not sympathetic. A single storey extension is attached to the north side of the building which has render and tile with brick corner detailing. This building has a hipped roof and provides bedroom 3 and a bathroom. There is also a small flat roof porch linking the extension to the main house at the rear. Within the garden is an out building adjacent to the western boundary. A garage also exists to the north set back to the rear of the house with an internal office and lean to building to the side. There is vehicular access from the front of the property to the garage and off street parking is provided here.

Ground levels increase to the rear of the building with retaining walls and steps between patios.

The site is located with the Conservation Area and is mainly surrounded by modern style dwellings built in the 1970s, 1930s style properties are to the east.

AWDM/0676/19 was permitted and along with AWDM/0677/19 (Listed Building Consent) for the demolition of the existing garage and the connecting rear porch between the extension and the main house and the construction of a new single storey structure with glazed link. It was considered that these works could be supported in terms of residential and visual amenity and impact upon the character and appearance of the Listed Building and Conservation Area. The previously approved Listed Building Consent AWDM/677/19 also included internal and external works to the building to reinstate some historical features, remove unsympathetic works that had been more recently added and to improve the building and to enhance the current living conditions.

These works included removing ceiling covering, removing paint from timbers, removal and changes to wiring, plumbing and heating systems, removal of modern fitted cupboards, improvements to ventilation and damp, improvements to paving, drains and replacement secondary glazing.

The current application is a continuation of this renovation and improvement works to the Listed Building. The current application is for Listed Building Consent for the removal of an internal wall at ground floor between the lounge and the dining room. This is described in the Heritage Statement as a 20th century partition which divides the reception rooms in the oldest part of the building. Since submission and commencement to implement the previous consent the applicant states that they have been "able to confirm that the partition is a modern, reversible insert." They state that, "removal will facilitate repairs, reveal more of the historic fabric and assist ongoing maintenance."

The submitted Heritage Statement lists a schedule of works which is conditioned below to ensure that works are carried out in accordance with the details submitted. Two new oak posts are proposed within the ground floor which is also in accordance with the submitted structural calculations.

Consultations

Adur and Worthing Councils: Conservation and Design Architect: - The works proposed are acceptable.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16 17
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

Listed Building Consent is proposed for works to this Grade II Listed Building. Any works which preserve and enhance the architectural character and appearance of the listed building can be supported here. Policy 17 of the Adur Local Plan states that for works to be permitted the internal or external appearance or historical character of the building must not be adversely affected.

Impact upon the Historical Character and Appearance of the Listed Building

The works are considered to preserve and enhance the historic and architectural fabric of the listed building. The proposal will remove a later addition to the building which is not a historic feature, to facilitate on going improvements to the building to protect and reinstate the historic fabric and features of the building. Therefore, subject to the conditions set out below which ensure that works are carried out in accordance with the supporting documents, the works can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Work shall be carried out in accordance with the approved details contained in the Heritage Statement and Structural Calculations documents submitted with this application both received 3rd December 2019, unless otherwise approved in writing by the Local Planning Authority.
   Reason: - To ensure works are carried out correctly in the interests of protecting the character and historic fabric of the Listed Building.

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

1. Proactive with no amendments

Case Officer: Hannah Barker Date: 28th January 2020

Authorised by: Peter Barnett Date: 28 January 2020