Expiry Date – 8/4 ppa requested to 7/5

Development Control – Delegated Officer Report

Application Number: AWDM/0213/21 Recommendation – Approve

Site: 52 West Street, Shoreham

Proposal: **Application for Listed Building Consent for repairs to gable roof, external walls, chimneys, lintels, joists, walls and ceilings and replacement of flat roof of extension with pitched roof.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos

Site and Surroundings

This application relates to a mid terraced Grade II listed cottage on the east side of West Street, close to the junction with North Street.

The listing is as follows:

SHOREHAM-BY-SEA WEST STREET TQ 2105 SW 6/77 (east side) Nos 46-54 (even) II

Cottage Row. Later C18. Coursed cobblestone with red brick quoins band and dressings. Red brick modillion cornice to slate roof with 5 ridge stacks. Two storeys 5 windows diamond lattice casements on ground-floor with segment heads. C20 boarded doors between each ground floor window and at right- hand end.

Listing NGR: TQ2140305213

The property is in the heart of the Shoreham conservation area and Shoreham town centre.

Proposal

Listed Building Consent is sought for the following:

Replacement of flat roof on rear extension with pitched slate tiled roof.
Repair of ridge tiles and flashing details on gable roof.
Repair of brickwork and repointing of chimneys. Fit protective cowls.
Replacement of loft steel beam.
Insert 1cm thick steel plate below all original timber lintels above windows and external doors to deal with deflection.
Insert three tie bars to fix front and rear elevations to party walls.

Majority of joists already replaced and those original remaining show signs of wet rot and infestation. The front and rear wall movement, 50mm either ends, has reduced the joists bearings by this much.
Install front and rear wall plates and joist angers to joists not being replaced.
Reinstate ground floor ceiling using breathable board and lime plaster finish.
Overboard first floor ceilings with breathable board and finish with lime plaster.
Replaster all walls using 3 coats of traditional lime plaster.
Remove non-original wall between kitchen and hallway.

Relevant Planning History

AWDM/1073/20 - Application for Listed Building Consent for replacement windows from aluminium to white wooden frames. Approved.

Consultations

Adur Conservation Group: No objection.

Representations

Letter of No objection from No. 54, though seeks assurance on no damage to own property and no excessive noise during construction.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17
Shoreham Conservation Area Appraisal
Heritage England's Statutory List

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and historic integrity of this listed building and on neighbour amenity.

<u>Heritage</u>

Further details have been provided regarding the works to the lintels. These details are acceptable. All other works proposed to the original dwelling are in keeping with the listed building.

The proposed new pitched roof at the rear is to a non-original addition.

<u>Neighbour amenity</u>

It is proposed to extend the existing mono pitched roof on the boundary with No. 54 southwards to within 1200mm of the boundary with No. 50. It will have a maximum

height of 3.2 metres. The addition is 2.2 metres deep. No neighbour amenity issues will occur.

A condition is proposed requiring the making good of any potential damage caused to the property during the proposed works. This does not include repairs to neighbouring properties should damage occur. This is a private matter.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Protection measures*
4. *Damage made good within 3 months*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 6.5.21
Authorised and signed by:	Peter Barnett	Date: 6 May 2021