Development Control – Delegated Officer Report

Application Number: AWDM/2093/20 Recommendation APPROVE

Site: 4 The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Application for Listed Building Consent for lowering of ceiling to bedroom and shower room, replacement windows to bedroom and shower room, installation of conservation roof window.

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is an early 18th Century Grade II Listed semi-detached cottage on the south side of The Street, within the Old Shoreham Conservation Area. It forms part of a group listing with the adjoining dwelling, No. 5. The Street slopes down and there is a high flint wall situated to the north of the application property, fronting the adjacent dwelling (Southern Cross). Nos 4 and 5 The Street are set back from the road and lie slightly below street level behind a flint wall. To the rear, there is a courtyard and a raised lawned area (above street level).

The List Description states:

Nos 4 and 5 (incl) II Cottage Row, now cottage pair. Early C18, extended to right in later C18. Flint with some cobblestone to right. Red brick dressings and quoins. Plain tiled roof hipped to left with end brick stacks and 3 irregularly-placed semi-dormers with sloping roofs. One and a half storeys; 3 windows, irregular with further small window at higher level to left of centre. Mixture of fixed windows and casements with sliding casements on ground floor to left and in all dormers. Entrances to left (No 4) and in centre and at right (both no 5). Weather boarded section at entrance left with full-width strip window under eaves.

No.4 has been altered internally and externally, most significantly with a single storey rear/side addition located at the east (permitted 1999) and a double rear roof dormer.

The adjoining cottage (No.5) was extended in the mid 1990's with a single storey hipped roof rear extension and rebuilding of the rear catslide roof. This extension is visible from The Street from which, although attached, it reads as

a separate outbuilding with a link to the parent building which is not visible in the street scene.

Proposal

The application seeks permission to provide new windows within the west elevation of later addition side extension. The new windows are:-

- New Conservation rooflight;
- New hardwood window to replace existing, (shower room); &
- New hardwood bay window to replace existing, (bedroom).

The application also seeks permission to lower the ceilings in the bedroom and shower room.

Planning History:

1986 – LBC for modernisation of existing cottage by the addition of a dormer window at rear, porch at side, new windows at rear and widened front door. Permitted. (SU/56/86/TP/LB)

1986 – LBC for alterations and removal of part of flint wall to form vehicular access. Permitted (SU/74/86/TP/LB)

1999- LBC and planning permission for single storey rear/side extension and additional door at front (SU/68/99/TP/LB)

2003 – LBC reconstruction of rear dormer and side addition roofs and chimney (SU/13/03/TP).

Consultations:

Councils Architect and Conservation Design Officer:
"The proposed works are to an extension added in 1988. This part of the building is only going to be of low significance in terms of the special importance of the listed building. Therefore, I do not object to these works, but I would encourage the use of a traditional rooflight such as those supplied by the Roof Light Company, rather than the 'Velux conservation' type of rooflights."

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The relevant consideration is the effect of the development on the historic character of the Listed Building, its setting and any special features of architectural and historic character that it possesses.

Paragraph 193 of the National Planning Policy Framework (the Framework) is clear that 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.

Impact on the character and appearance of the Listed Building

The proposed works relate to the later rear, side addition to no. 4 and include the replacement windows to the shower and the bedroom, and the new rooflight, together with the lowering of the ceiling over the bedroom and shower room.

The Councils Conservation and Design Architect raises no objections to the proposed works, provided the rooflight were to be one supplied by the Roof Light Company, which is highlighted on the submitted plans

The works proposed will not be readily viewed from outside the site, and only then the only item that is not a replacement is the new rooflight, which will be in keeping with the character and appearance of the listed building and the wider conservation area.

The works proposed do not require planning permission only listed building consent.

Recommendation

GRANT CONSENT subject to the following condition(s)

1. Approved plans
2. Standard LBC time limit
3. Protect the LB from collapse or damage
4. Damage made good

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 16.02.2021

Authorised by: Jo Morin Date: 16.02.2021