

Development Management – Delegated Officer Report

Application Number: AWDM/1586/25 Recommendation: APPROVE

Site: The Old Rectory, 10 St Julians Lane, Shoreham-By-Sea, West Sussex

Proposal: Application for Listed Building Consent for Installation of an Ohme Home Pro electric vehicle charger at the front of the garage.

Date of Site Visit: 12th January 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a Grade II listed building on the north side of St Julians Lane, Shoreham-by-Sea. A detached dwelling with more modern properties to the east, Shoreham College opposite to the south and St Julians Church to the west. It is a mid 18th Century building and its listing is referred to below under the Consultations response.

Listed Building Consent is sought to install an electric vehicle charger to the garage to the side of the property.

Adur and Worthing Councils:

Conservation Consultant for an on behalf of Adur and Worthing Councils.

The site is the former Rectory located in Shoreham, listed initially in 1954 and updated in 1984 the listing description is as follows:

House. Early-mid C18 with C19 additions. Flint with red brick quoins and dressings. Roof of Horsham slabs with plain tiles towards crest, hipped to left with gable of wing to left at rear appearing in front of ridge. End stack to right, ridge stack to left of centre and ridge stack on rear wing. Two storeys; irregular fenestration of 4 windows on first floor and 5 windows on ground floor. Large C19 cross-window casements, except 6-light transom and mullion window on ground floor to extreme right. All ground-floor windows under segment heads. Panelled door to right of centre with flat hood on brackets over. it is likely that the 3 right-hand bays were the original house which was later extended to the left.

The application seeks listed building consent for the installation of an electric vehicle car charger.

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.

It is noted that the house has been significantly extended with the garage being a clear later addition. As such the location for the charger (upon the garage wall) would not adversely impact historic interest or result in the loss of historic fabric. The proposed location of the charger is some distance from the road and the older portion of the house and due to the small size of the charger it will not be highly visible from the road, and will not affect the appearance of the house. In addition, the intention is to utilise a power source from within the garage which means that there is no need to run any external cabling.

As such the harm caused by the charger and its installation is negligible, if any harm was apportioned to its installation it would be considered to be less than substantial at the lower end of the scale. As such the public benefit of tackling climate change and via the discontinuance of combustion engine use would align with the ambitions of paragraph 167 of the NPPF and outweigh the harm caused

Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of design, location and size would not cause detriment to the setting and special architectural and historic character and interest of the listed building as a designated heritage asset, and as such would comply with policies 16 and 17 of the Adur Local Plan, and paragraphs 167 and 215 of the NPPF

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

WSSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the character and appearance of the Listed Building, does the proposal preserve and enhance the listed building. Policy 17 of the Adur Local Plan states that: - "Planning permission and/or Listed Building consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historic character of the building is not adversely affected."

Impact upon the appearance and historic character of the listed building.

Full support is given to the proposal by the Council's Conservation Consultant. The charger will be attached to the garage which is a later addition to the listed building and this part of the building is also set back from the highway. The charging unit is also limited in size, and power will be utilised from the garage therefore no new cables will need to be run which will cause visual harm.

The impact of the development is limited and the development will therefore preserve the historical character and appearance of the Grade II listed building. The consultant refers to the older part of the building being closer to the highway and the charger will therefore not affect its setting or appearance from the highway. It will not adversely impact historic interest or result in the loss of historic fabric. Listed Building Consent is therefore granted in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit, listed building.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker

Date: 16th February 2026

Authorised by: Peter Barnett

Date: 16 February 2026