Development Management – Delegated Officer Report

Application Number: AWDM/0256/25 & AWDM/0257/25 **Recommendation: Approve**

Site: **Church House, 29 East Street, Shoreham-by-Sea, BN43 5ZD**

Proposal: (A) **Retrospective temporary removal of porch. Manufacture and installation of new porch to match previous.**

(B) Application for Listed Building Consent for Retrospective temporary removal of porch. Manufacture and installation of new porch to match previous.

Date of Site Visit: Seen previously

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a grade II Listed Building situated within the town centre of Shoreham-by-Sea. It was listed in 1972 and the listing reads:-

"House. Early-mid C18. Incised render with plinth and plat-band. Plain tiled roof with central flat headed dormers. Two storeys and attic; regular 3 window front, glazing bar sashes. Central panelled door in Gibbs surround with fanlight and wooden architrave surround. Flat entablature hood on columns."

The site lies within the Shoreham Conservation Area. St. Marys Church, also a Listed Building, lies to the west of the property.

Church House was converted to a dental practice some years ago and has been altered within and added to at the rear.

In 2023 the front porch was unlawfully removed as one of the supporting timber columns had rotted due to a lack of maintenance. Retrospective planning permission and listed building consent are sought for the removal of the porch and for the installation of a new porch to match the previous one.

The new porch design has been amended during the course of the application to more closely match that of the previous one, to include the correct number of dentils and to include more detail about the depth of the recess and to show mouldings. In

addition, the previous inappropriate felt roof finish has been replaced with a lead roof.

Planning History:

AWDM/1552/23 - Application for Listed Building Consent for the temporary removal of the porch. Repair damaged and rotten sections of porch and reinstate – refused for the following reason:

"*The removal of the porch has resulted in unacceptable and significant harm to the historic fabric, character and appearance of the Listed building. The application is therefore contrary to policy 17 of the Adur Local Plan and part 16 of the NPPF*"

Consultations:

Design & Conservation Architect

No objection. The number of dentils has been reduced and the depth of the recess is now shown together with the mouldings. It may be worth conditioning the painted feature.

Adur District Conservation Advisory Panel

Approve

Representations:

1 letter of support received:

- Cannot wait to see this building restored to its former glory.
- Fully in favour of restoring the porch and decorating the building.
- Understand that it was dangerous and had to be temporarily removed for safety reasons.
- The owners have been keen to have this reinstated for a while; the whole street has suffered this ugly blight.
- Hope this work gets underway immediately.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (2024)

Planning and listed building assessment

The original advice had been to repair the damaged column rather than remove the entire porch. Regrettably this advice was not followed and a new porch now needs to be constructed. The previous application lacked detail and the LPA was not satisfied that the replacement porch would have been a sufficiently close match to the previous.

The current proposal more closely follows the original design features of the porch with a dental cornice, two supporting columns and an elaborate ceiling which it is proposed to paint. A felt roof was originally proposed to match the previous felt roof. However, the conservation engineers' report which accompanies the application recommends using a more traditional lead roof and the plans have subsequently been amended to include this, following a request from Officers, which will be an enhancement from the previous structure.

It is considered that the replacement porch, with the additional detailing and appropriate materials now included, is an acceptable proposal which will preserve the historic fabric, character and appearance of the listed building and will enhance the conservation area.

Recommendation

(A) Approve

Subject to Conditions:-

(1) Approved Plans
(2) Porch to be completed within 6 months
(3) Materials as specified to include a lead roof finish as shown

(B) Approve

(1) Approved Drawings
(2) Porch to be completed within 6 months
(3) Materials as specified to include a lead roof finish as shown
(4) Decorative porch ceiling detail to be painted to match that on the removed porch within 3 months of the porch being erected on site
(5) Protect LB
(6) Any damage made good within 3 months.

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

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.

Case Officer:	Peter Barnett	Date: 13 June 2025
Authorised by:	Louise Prew	Date: 13 June 2025