Development Management - Delegated Officer Report

Application Number: AWDM/0302/20 Recommendation – APPROVE

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

Proposal: Retrospective application for Listed Building Consent for reinforcement of oak tie beam, addition of a supporting timber, bespoke metal repair plate and addition of oak post to support repair plate (all internal works)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II listed building. The owners are currently carrying out extensive work to the building to restore its original character and remove the more recent additions from the building. Various works were approved under AWDM/0676/19 and AWDM/0677/19 to also include an extension to the building.

Following this Listed Building consent was granted in January 2020 for the removal of a partition wall, AWDM/1878/19.

Work commenced to implement this consent and during these works the oak beam above was exposed and it was discovered that it had been eroded by insects. Retrospective consent is sought here for the remedial works that were subsequently carried out to reinforce and repair the oak beam to enable it to be structurally sound as well as continuing with the works to improve the building.

The supporting Heritage Statement gives full details of the works that were carried out. The oak beam has been reinforced by an oak timber which bridged the span where the beam was damaged. In addition a fabricated steel shoe plate was installed under the beam to spread the load between the new bolts connected to the overhead enforcement. Diagrams to show detail of the works are contained in the Heritage Statement.

Consultations

Adur and Worthing Councils: Richard Small Conservation Architect**: -** Supports proposals.

A.D.C.A.G: - Approve

Representations

None received

Relevant Planning Policies

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

Planning Assessment

Principle

The proposal comprises works to a Grade II listed building. Works have been carried out as was necessary to protect the structural integrity of the building. For consideration here is the impact upon the historic character and appearance of the listed building.

Impact Upon Historic Character and Appearance of the Listed Building

The works are considered acceptable and necessary to safeguard the weakest part of the beam. The works are not detrimental to the historic fabric of the listed building. They involve the repair and structural reinforcement of the original oak beam.

Recommendation

APPROVE

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: 31st March 2020

Authorised by: Peter Barnett Date: 31 March 2020