Development Control – Delegated Officer Report

Application Number: AWDM/0929/22 Recommendation – GRANT

Site: 74 - 76 High Street, Shoreham-by-Sea, BN43 5DB

Proposal: Application for Listed Building Consent for replacement of internal staircase handrails and instalment of internal removable timber sub-frame to provide standard fire protection

Date of site visit: 23.06.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2 storey grade II Listed Building within the town centre of Shoreham-by-Sea. The Listing states:-

"Nos 74-76 (even) (The Queen Anne and Cuckoo Clock Restaurants) The former listing date shall be added to read: 29/9/72

SHOREHAM-BY-SEA HIGH STREET TQ 2105 SW 6/73 (north side) Nos 74-76 (even) (The Queen Anne and Cuckoo Clock Restaurants) II

Cottage pair. C17. Timber-framed; rendered to left, plastered to right, with very shallow break-back to right of centre. Brick eaves cornice to right of break-back. Slate roof with projecting stack to left and central ridge stack. Two storeys; irregular fenestration of 5 windows on first floor and 4 on ground-floor, diamond- lattice casements to left of break-back, wooden casements on first-floor over small square bays below. Two entrances in centre to left of break-back, that to left of stable-type, (No 76), that to right half-glazed, (No 74). Glazed door to right between square bays. Datestone to left on No 76 - 1706 - probably reflecting rebuilding date or whimsy.

National Grid Reference: TQ 21373 05075"

The site is also located within the Shoreham Conservation Area,

The 2no. properties, no. 74 and no. 76 are Listed together, and are still being used as one unit, which is now currently an Indian restaurant. The properties have two separate design styles with no. 76 which is to the west of no. 74 and has two frontages, one facing High Street and its west side facing West Street. From West Street it can be seen that no. 76 is a dual pitch, two storey at the front facing High Street, and then drops down into a single storey extension with a mono pitch roof at the same degree as the main room, creating a form of cat-slide roof. There is then a

further single storey extension, but this time in a flat roof form, with part of the roof being slightly raised to provide what appears to be a rooflight. This extension abuts the walkway/alley/rear access to the rear of adjoining properties in High Street. Between the mono pitch rear extension and the flat roof rear extension is a gap within which is the recessed side entrance into the restaurant.

No. 74 is also two storey, but has a valley pitch roof. The rear dual pitch roof appearing to be latter addition and has a hipped roof and is single. This rear section then runs into a flat roof rear extension, which widens and goes back to the same depth into West Street as no. 76. There is also a mono pitch single storey rear extension that fills a gap between the flat roof extension and an extension to the rear of no. 72 High Street.

The ground floor of the restaurant is thereby much larger than the first floor. The staircase to the first floor within no. 74 is narrow and steep, and leads up to small rooms utilized as bedrooms (but currently not occupied pending the works sought being carried out).

Proposal

The proposal is seeking Listed Building Consent to replace the handrail on the internal staircase; and to apply a plasterboard wall over the existing lime washed wall for fire protection purposes.

Relevant Planning History: Various

Consultations:

Design & Conservation Architect: The application appears to be as discussed with a new suitably detailed balustrading to the staircase and temporary section of fireproof stud wall to meet the requirements of the Council's Environmental Health Department. The new studwork will not be attached directly to the historic timber frame and can easily be removed at a later date if required.

Environmental Health Private Sector Housing**:** No objections

Adur District Conservation Advisory Group: Approve

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15, Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Listed Building Assessment

The NPPF states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the

asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Proposal and Assessment

The 2no. properties have been used as a restaurant for many years, and it is clear from an internal inspection that the property is very small, and the facilities within the upstairs private areas feel smaller still as the height is gained from the roof space. Over time alterations have occurred, such as built in cupboards.

This application looks to repair the staircase handrail and support below. Also there is a small piece of lime and beam plaster original wall which needs to be upgraded to 30minutes fire protection.

The submitted support statement from the agent describes how this work can be carried out and explains what is original to the building as follows:-

"The staircase handrail and support below, is not original, but is a piece of modern CLS 4 x 2 timber."

It is proposed to rebuild the staircase handrails with sympathetic heritage spindles below, square edge. Moulded detail to handrails and decorated in Heritage colours.

Secondly, the upgrade of the small piece of wall, that was the original lime plaster and beam. As the room is to be used as a bedroom, the Fire Officers have said the wall must be upgraded to 30 minute fire protection.

As the wall cannot be changed, it is proposed that a small timber sub frame is built in front of the wall. It would be fixed to the side, non-original wall and the floorboards. The new 'sub frame' can be made removable, and with fire line plasterboard over, can give the 30 minute protection required, without fixing to or damaging the original wall.

Character of Listed Building

It is considered that these works have to now take place, and the proposed methods highlighted would be reasonable to succeed with the necessities required. They will all be removable and yet supply the degree of safety that is vital in order for the satisfactory occupation of the property.

Visually, the external character of the listed building will not be compromised by the provision of these upgrades.

In conclusion, it is not considered that the character of the listed building will be unduly compromised, and as the works are all internal, they will not affect the character or appearance of the conservation area.

Recommendation Grant Consent subject to the following conditions:-

1. Approved plans
2. LDC standard time limit
3. Remaining part of LB to be protected
4. Damage made good

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

Case Officer: Eve Hearsey Date: 27.09.2022

Authorised by: Peter Barnett Date: 27 September 2022