Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approve**
AWDM/0293/13

Site: **48 West Street Shoreham-By-Sea, West Sussex**

Proposal: **Replacement defective casement windows with hardwood casements to match existing style. Restoration of brick quoins and arch brick lintels to front elevation. Removing UPVC casement windows and french doors to rear elevation. Replacing with handmade hardwood casements and french doors. Repointing with lime mortar.**

Date of site visit: 5th April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II listed building within the Conservation Area in central Shoreham. A small cottage built in 1775 and believed to be one of the early fisherman cottages in the town. It was listed in the 1960s following restoration works which also took place to no. 46 adjacent.

The front and rear elevations are of traditional solid flint with brick quoins with a slate roof. The property fronts the pavement as with all the cottages within this terrace which are of matching original design. There is a single storey rear kitchen extension as existing with a sloping roof and adjacent cottages have similar additions.

Some unsympathetic additions and alterations have been made to the building over time and these include the additional of uPVC French doors to the rear from the kitchen onto the rear garden and the replacement of some of the rear windows with uPVC.

Listed Building Consent is sought to replace all the casement windows to the front and rear, 5 in total with new hardwood casements. The windows are to be bespoke handmade hardwood painted gloss white with Georgian diamond leaded glazing in linseed putty. All windows are to match existing in size, dimension with the rear first floor window being altered in design to relate to the original window. The front windows require replacing as they are suffering from wet rot and timber decay. The rear windows are uPVC and are therefore being replaced with hardwood.

Also proposed is the replacement of the uPVC French Doors with bespoke handmade hardwood doors also painted in white gloss with glazing in linseed

putty. It is proposed that the doors will match the existing doors at no. 46. Also proposed is the restoration of the brick quoins and arch brick lintels to the front elevation. The existing defective brick quoins will be cut out and replaced with imperial bricks of colour, size and texture to match existing in Lime mortar. Similarly the existing defective brick soldier lintels are to be cut out and replaced with imperial bricks of colour, size and texture to match existing set in Lime mortar. The same is to be applied to the isolated defective brick string copings with the remaining to be re pointed in Lime mortar.

Consultations

Conservation Advisory Group: A.D.C.A.G - Approved

Representations: - One email representation has been received for the owner/occupier of no. 54 West Street stating that they are in support of the application.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB7, AB9
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

As stated above the site is a Grade II listed building and is also within the Conservation Area. The listed building consent application is for the consideration of the proposed works upon the historical and architectural character and fabric of the listed building and no other matters.

With the introduction of the NPPF there remains a statutory duty to have special regard to the desirability of preserving the special character and appearance of listed buildings.

The EHO recommends a precautionary condition relating to possible contamination, but this is considered unnecessary as no groundworks are proposed.

Impact on Character of Listed Building

The proposed works will result in the restoration and improvement of the character and appearance of the listed building. The unsympathetic materials will be removed and replaced with traditional features with the use of materials that respect the special historic character of the building.

The proposed plans are fully annotated however conditions are attached to ensure that the new windows at the front of the building are to match in design those existing with the diamond leaded glazing replicated in all new windows.

All replacement bricks (quoins and coping) are to match existing and to be set in Lime mortar.

Recommendation

APPROVE for the reason:-

Subject to the attached conditions and work being carried out in accordance with the approved plans the works hereby permitted would preserve and enhance the special architectural and historic character of the existing Grade II listed building. It would consequently not conflict with the saved policies of the Adur District Local Plan (AB7, AB9)

Subject to Conditions:-

1. Standard LB 3 year time limit
2. Drawing no. WS/2013/05 – received 26th March 2013
   Drawing no. WS/2013/02 – received 26th March 2013
   Drawing no. WS/2013/04 – received 26th March 2013
   Drawing no. WS/2013/01 – received 26th March 2013
   Location Plan - received 26th March 2013
3. Works shall be carried out in accordance with all details shown on the approved drawings (as listed above) including all annotations.
4. The new windows to the front elevation of the listed building shall match the existing windows in design. The frame and section sizes shall also replicate that of the existing windows.
5. All new hardwood casements shall be fitted with Georgian style diamond leaded glazing in linseed putty.
6. All external timber surfaces of the windows and French doors shall be prepared and painted in white gloss finish to match the existing front windows.

Informatives

1. 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.

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

Case Officer: Hannah Barker Date: 21st May 2013

Authorised by: Jo Morin Date: 21 May 2013