Development Management – Delegated Officer Report

Application Number: AWDM/0681/25 Recommendation: Approve

Site: Old School House, St Nicolas Lane, Shoreham-by-sea

Proposal: Application for Listed Building Consent for proposed roof replacement.

Date of Site Visit: 18 June 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Listed building consent is sought for roof replacement works at this Grade II listed building within the Old Shoreham Conservation Area.

It is proposed to:

- Strip and reinstall the roof covering like-for-like (using salvaged hand made clay tiles, lead valleys and traditional mortar bedding)
- Replace velux rooflights of identical size and position to existing
- Reinforce roof timbers (if necessary)
- Like for like repairs to fascias, cladding and gutters using traditional methods and materials

Planning History:

None relevant

Consultations:

Adur and Worthing Councils: Design and Conservation Architect: No objection

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 17
National Planning Policy Framework (December 2024)

Planning Assessment

Impact on listed building

The works are largely like for like repairs that can generally be carried out to a listed building without consent. However the works also involve the replacement of the "Velux" rooflights, and potentially the addition of new timbers to the roof structure.

The new velux are to be conservation style and are considered to be an improvement over what is currently in place. The other works are not considered to have a harmful impact on the historic character of the listed building and can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard LB time limit

Is recommendation contrary to letter(s) of representation N

Case Officer: Peter Barnett Date: 22 July 2025

Authorised by: Louise Prew Date: 22/07/2025