Development Control – Delegated Officer Report

Application Number: AWDM/1120/24 Recommendation – Approve

Site: 2 Old Swan Cottages, 40 Middle Street, Shoreham-by-Sea, BN43 5DP

Proposal: Listed Building Consent to replace existing windows and glazed doors with double-glazed units that have been installed.

Date of site visit: 04.09.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, 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:-

"SHOREHAM-BY-SEA CHURCH STREET (west side) Nos 1 and 2 (Old Swan Cottages)

(Formerly listed as Old Swan House) GV II House. Mid C18 with C19 extension to left. Incised plaster Red brick eaves cornice to plain tiled mansard roof with gable-parapets and end stack. Two C20 flat-headed dormers. Two storeys and attic; slightly irregular 3 window front, sashes, except first floor window in left-wing, wooden casement. Glazed door to right of left-wing, doorway with non-opening glazing to right of centre on right-hand block. One storey lean-to extension to left. Two-storey wing to rear with combination half-hipped, hipped mansard roof.

Listing NGR: TQ2154805130"

The site is located within the Medieval Core of Shoreham and is within the Shoreham Conservation Area. The Church of St Mary De Haura a Grade I Listed Building, and grounds are opposite the application site to the east. An Article 4 Direction was made in 1996 relating to properties in Church Street, Shoreham, which removed their permitted development rights.

No. 2 is on a corner site with Middle Street and it includes a garage fronting Middle Street. The dwelling is a 2 storey gabled roof dwelling directly abutting no. 1 Old Swan Cottages. The front (south) of the dwelling abuts the passageway that runs between Middle Street to the west and Church Street to the east. The elevations are white painted render (patchy). The boundary wall facing onto Middle Street is flint with white painted brick quoins.

This application seeks retrospective permission to replace a variety of timber-framed external doors and windows, and to re-render the outside of the house. The timber-framed doors and windows were in varying states of deterioration, with some glass panels missing in some instances and gaps between remaining glass and timber in others. In many instances timber frames were rotting and falling apart. In various areas of the external elevations the render had cracked and deteriorated.

There had been water ingress in some areas which had compounded the issues. In addition, an existing metal rainwater downpipe and hopper on the south elevation had become detached from the external face of the wall due to a failure of existing connecting bolts.

An earlier consent was granted (AWDM/0621/23). The proposed renovations were delayed until May 2024 and then after work had commenced it was clear that works did not comply with the approved plans.

This revised application covers the wall board that is proposed to take the new render at first floor level on the Southern elevation (Savolit Plus wood wool board – product data sheet submitted with application documents).

In addition, the new windows and glazed doors as installed are non-compliant due to containing double glazing instead of single-glazing as originally approved.

The application therefore seeks retrospective consent for timber-framed windows and doors with double-glazing.

Relevant Planning History:

1 Old Swan Cottages, Church Street
AWDM/1755/18 Listed Building Consent for retention of replacement timber windows and removal of render with re-pointing of flintwork to south and east elevations (part retrospective), proposed re-roofing with plain clay tiles, damp proofing and internal repairs to beams and joists. **Grant Consent 15.02.2019**

AWDM/0621/23 Listed Building Consent for replacing timber-framed external doors & windows and re-rendering the house. Permitted 20 Jul 2023

Consultations:

Adur Conservation Advisory Group: Approve

Councils Design & Conservation Architect:

Ok to approve following works to improve glazing bars

Representations:

None received

Relevant Planning Policies

Adur Local Plan 2017: Policy 15, 16, 17
National Planning Policy Framework 2024

Impact on Listed Building

The main consideration here is the impact of installing double glazing units in a listed building. The building is prominently located by a twitten and the windows are visible from public viewpoints.

Double glazing is not normally considered to be acceptable for a listed building due to the chunkier frame associated with such units.

However, the windows have been inspected by the Council's Design and Conservation Architect and the frames and glazing bars were considered to be acceptable, subject to one of the ground floor windows having its central glazing bar altered to match the window above. This work has now been carried out and the retention of the double glazing units is considered to be acceptable as the character and appearance of the listed building has been preserved.

The use of Savolit plus wood fibre wall board for the re-rendering of the south elevation is also acceptable.

As the works are retrospective, no conditions are needed other than to list the approved plans.

Recommendation – Grant Consent subject to conditions

1. Approved plans

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

Case Officer: Peter Barnett Date: 16 June 2025

Authorised by: Louise Prew Date: 16 June 2025