ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0162/17
DATE VALID	20 MAR 2017

MOTT MACDONALD

Gary Peck – Planning Services Manager
Development Management
Adur & Worthing Councils
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BN11 1HS

Your Reference
AWDM/1614/15

Our Reference
339663

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Application for Listed Building Consent at 23 High Street, Shoreham-by-Sea, in association with planning permission AWDM/1614/15 - Shoreham Adur Tidal Walls Scheme

1 February 2017

Dear Gary,

Please accept this application for a Listed Building Consent for changes to a door at the Grade II Listed Building at 23 High Street, Shoreham-by-Sea, BN43 5EE (Historic England ref 10279867). The works are required in association with the tidal protection works being undertaken by the Environment Agency, as approved under planning permission AWDM/1614/15.

The above-mentioned planning permission was granted on 1 June 2016 for improvements to 1.8km of tidal defences on the eastern bank of the River Adur between Coronation Green and the A27 road bridge, and 5.4km of tidal defences on the western bank of the river between Shoreham Old Fort and Shoreham Toll Bridge.

The property subject to this current application is located on the eastern side of the river, within Reach E1 as described in the planning permission.

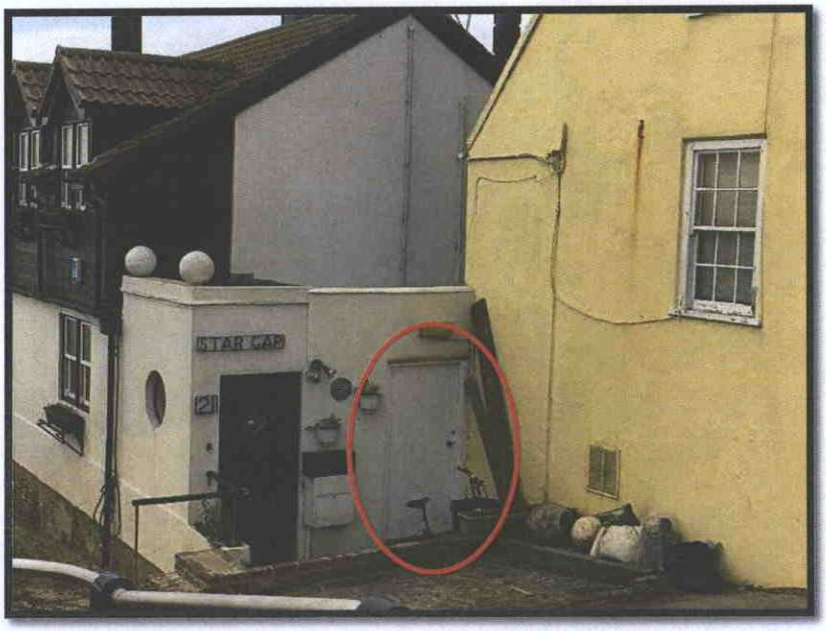
The proposed works involve the replacement of an existing wooden door located adjacent to the eastern side elevation of the listed building, with a new flood door. It is also proposed to apply a clear waterproof coating to the external plaster of the building up to level 5.30m to protect the building from flood risk.

The flood door will be a bespoke door manufactured to resemble the aesthetics of the existing door as closely as possible. It is unlikely that the round door handle can be replicated however as the sealing mechanism required for a flood door may necessitate a lever style handle. To allow for installation of the flood door, the existing wooden frame around the door will also require replacement to fit the new door and ensure the required seal from flooding.

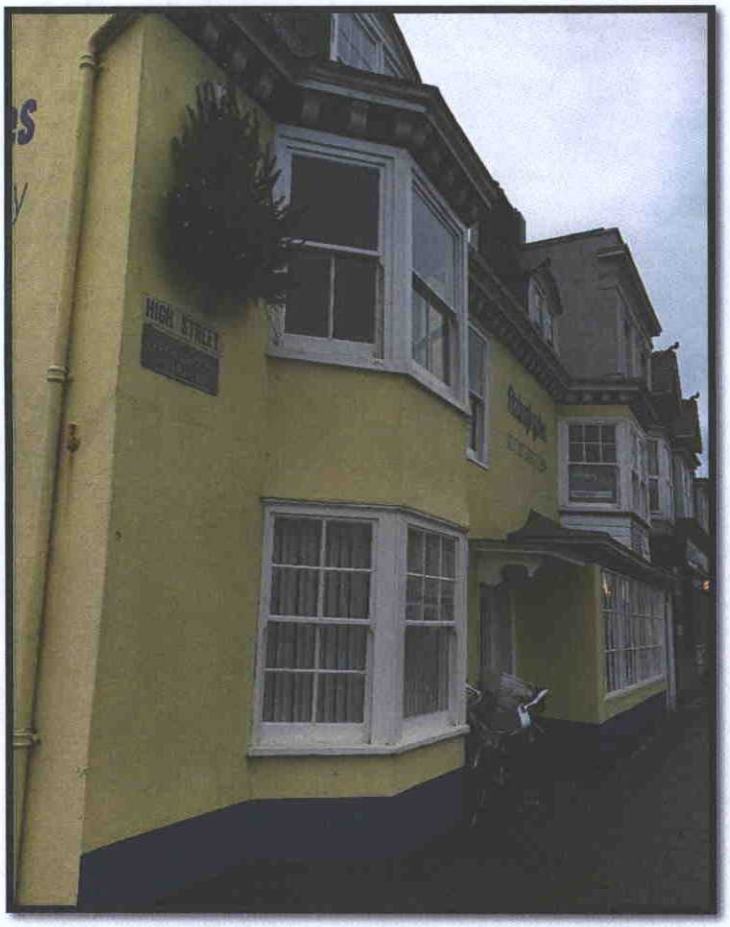
The attached drawing MMD-339663-C-DR-01-E1-1148 provides details of the proposed works, and the below photographs illustrate the door and property subject to this application.

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Photograph 1 - Existing door to be replaced with new flood door



Photograph 2 - Building frontage

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Overall it is considered that the proposed works are minor in nature and will not significantly alter the visual integrity of the listed building given the location of the door to the side of the building, and given that the proposed new door will be manufactured to resemble the existing aesthetic as closely as possible. The installation of the door will also be undertaken to ensure that there will be minimal impact to the fabric of the building. It is also considered that the flood door and proposed waterproofing sealant will protect the listed building from potential flood risk.

Please do not hesitate to contact me should you have any queries relating to this application.

Yours sincerely

[redacted]

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