Expiry Date - 22/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1039/23 Recommendation – APPROVE

Site: 52 West Street Shoreham-by-sea West Sussex BN43 5WG

Proposal: Listed Building Consent for single brick wall with lime mortar in attic between 52 and 50 West Street to comply with fire regulations

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to No. 52 and No. 50 West Street which both belong to the terraced row of grade II Listed Buildings (Nos 46-54 even) located to the east side of West Street. The site lies to the westerly side of Shoreham Conservation Area.

The terraced row was listed in 1972 and comprises a total of 5 properties. As per the design and access statement submitted as part of the application:

'*The house consists of a ground and first floor and a slate covered gable roof with red brick modillion cornice. The original front and rear elevation of the house are constructed of bungaroosh and with the exterior finished with coursed cobblestone and red brick quoins bands and dressings. The party walls are constructed of solid bricks while the central spine wall is constructed of timber and brick. The house features hand-made wooden diamond lattice windows and a wooden front door.*

The rear of the property was extended at some point during the mid-20th century on the ground floor level creating a bathroom and a conservatory covered by a flat asphalt roof. Through the conservatory the property has access to a private garden which includes a small shed with brick walls and a slanted roof covered in slate tiles.'

The terraced row is uniform in appearance and positively contributes to the aesthetic of Shoreham Conservation Area and this section of street scene along West Street.

Proposal

LBC is sought to construct a partition in the attic between No. 52 and No. 50 to ensure the safety of the properties and occupants in the event of a fire. This is a joint application on behalf of the respective occupants of the properties. The existing single brick wall between the properties would be extended into

the attic and up to the underside of the roof slope using bricks and lime mortar measuring 22 x 7 x 10 cm.

Relevant Planning History:

Previous LBC's at the application property for repairs to gable roof, external walls, chimneys, lintels, joists, walls and ceilings and replacement of flat roof of extension with pitched roof under AWDM/0213/21, decision issued 07 May 2021 and for replacement windows from aluminium to white wooden frames under AWDM/1073/20, decision issued 15 Sep 2020.

Previous LBC at the attached property No. 54 to re-cover roof, install tie bars, install pitched roof to the rear extension, support the chimney stack and strengthen the roof, replace existing PVCu rear first floor window with timber window, replace existing PVCu windows in rear extension with timber ones under AWDM/0354/12, decision issued 12 Jul 2012.

Consultations:

Adur &Worthing Councils: Design & Conservation Architect: No objection.

The National Amenities Societies: None received.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
Adur Local Plan 2017 Policies 1, 15, 16 and 17
Shoreham Conservation Area Appraisal

Planning Assessment

The key consideration is the effect on the historic significance of the Listed Building, and its setting and features of special architectural or historic interest. The works are proposed internally, thus, there would be no impact on the setting of the Conservation Area.

Paragraph 199 of the NPPF states when considering the impact of a 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The applicant has highlighted the need for the development in order to comply with fire regulations. The proposed partition wall would extend from the party wall between the properties and infill the openings either side of the existing

chimney stack, using the same sized bricks. A brick partition wall already exists between the application property and No. 54 to the opposite side. The applicant has evidenced that a partition is not present in the attic space and has confirmed that the additional weight on the party wall would be minimal and will not compromise the integrity of the existing party wall.

Given the impracticality of the absence of a sub-dividing wall between properties in the modern day and the applicant's satisfactory justification for the works to ensure compliance with fire regulations, the Council finds the proposed works acceptable and is satisfied that the construction of the wall would not undermine the Listed Building's heritage asset.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard LB/CA time limit
3. Damage made good

Informative

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:	Jason Albon	Date: 21/09/2023
Authorised by:	Peter Barnett	Date: 21 September 2023