Development Control – Delegated Officer Report

Application Number: AWDM/0621/23 Recommendation – GRANT

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

Proposal: Listed Building Consent for replacing timber framed external doors & windows and re-rendering the house.

Date of site visit: 11.07.2023

Neighbours checked: Y

Additional neighbour notifications: N

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.

The door facing south, onto the passage link between Church Street and Middle Street, is clearly in a very poor, rotten state, for safety sake, the current owners have fixed this door to be permanently non-opening.

Another external door on the internal courtyard area (kitchen door D), is also clearly quite rotten and has lost window panes and glazing bars.

Proposal

The proposal is seeking Listed Building Consent for:-

1. Replacement of existing external timber doors and windows namely

    - Window A – Living Room (south)
    - Window B – Kitchen (west)
    - Window C - Kitchen (west)
    - Window D x 2 – Bathroom (south (yard))
    - Window E – Stairs
    - Window F – Stairs/Bedroom
    - Window G – Bedroom (west) (Fixed shut)
    - Window H – Bedroom (south)
    - Door A – Living (south elevation)
    - Door D - Kitchen (west elevation)

2. Repair/re-render the front elevations with lime based plaster;

3. Repair/replace existing metal rainwater downpipe and hopper on the south elevation;

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**

Consultations: Conservation Advisory Group: Approve

Councils Design & Conservation Architect:

The Councils Design & Conservation Architect has responded 07.07.23 and asks for further information. This information and amended plans were subsequently submitted and in a further consultation regarding the information etc., the Councils Design & Conservation Architect responded on the 18.07.2023 that he no longer had any objections.

Representations: Support letter from 1 Old Swan Cottages

- Although we have not had a chance to discuss the plans with our neighbours, we support their application to re-render the cottage and replace the windows.
- The restoration of the cottage will be a welcome enhancement to our local conservation area.

Relevant Planning Policies

Adur Local Plan 2017: Policy 15, 16, 17
National Planning Policy Framework 2021
National Planning Practice Guidance – Historic Environment

Listed Building Assessment

The NPPF states that when considering the impact of 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Listed Building Character

The Listed Building, although now a dwellinghouse in its own right, is an extension to no. 1 Old Swan Cottage and is known as no. 2 Old Swan Cottages. It directly abuts the passageway which runs between Church Street, and Middle Street. It thereby contributes to the Historic Character of the wider landscape of the 2no. named roads, together with the additional contribution onto the link passageway.

Although not as grand as no. 1 Old Swan Cottages, its simple architectural design nevertheless complements its neighbour and surroundings, providing a good visual impact on its location. Many of its external factors mirror those of no. 1 and although the windows and doors on the external elevations have currently fallen into significant disrepair, when repaired and or replaced, they will again form a complementary link to no. 1.

The dwelling makes a statement in the Conservation Area, and its side facing elevation contributes to its charm.

Proposal Assessment

The neighbouring Listed Building no. 1 Old Swan Cottages gained Listed Building Consent for the replacement of timber windows and removal of render with re-pointing of flintwork to south, and following the implementation of this consent has

markedly highlighted the poor condition of the windows, doors, and render work at no. 2 Old Swan Cottages.

Therefore, not only are the repair and replacement works imperative to the maintenance of the listed building, its visual link with no. 1 would also be greatly improved.

Recommendation – Grant Consent subject to conditions

1. Approved plans
2. LBC Standard time limit
3. Render to be lime based and colour washed white
4. Protect LB from collapse etc.
5. Make good damage
6. Make good with original materials

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

Case Officer: Eve Hearsey Date: 19.07.2023

Authorised by: Peter Barnett Date: 19 July 2023