

Conservation Officer Comments
Amended Plans or Further Details

**Architectural & Historic
Buildings Consultants**

Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

Application Number:	AWDM/1041/26
Location:	Church Of St Mary De Haura, Church Street, Shoreham-by-Sea, West Sussex
Proposal:	Application to vary Condition 1 (Approved Plans) of previously approved application AWDM/0180/26. Amendment: Revision to Written Scheme of Investigation and site plan to allow for an alternative drainage route. Original description: Replacement of doors to the south transept, installation of a post externally within the grounds of the church to mount a button to automate the doors, and installation of below ground drainage to facilitate installation of WC facilities.
Case Officer:	Peter Barnett

	Further Information Required
	Design Review Required
✓	No objection - no harm
	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	The Church of St Mary de Haura, located on Church Street in the historic New Shoreham area of Shoreham-by-Sea, is one of the most important Norman parish churches in Sussex and is protected as a Grade I listed building. Founded around 1096–1103 by William de Braose, it was originally conceived on a grand, cruciform scale reflecting Shoreham's strategic and prosperous role as a medieval port close to the River Adur and the Channel coast. Although the original nave collapsed and was removed in the late 17th–early 18th century, substantial early fabric survives, notably the former east end, transepts and crossing tower. The building is constructed largely of Caen stone and flint, displaying a rare and impressive combination of Romanesque and Transitional Norman architecture, including round arches, scalloped capitals, shafted windows and a robust central tower dating from the 12th century. Its scale and ambition have led historians to describe it as having the character of a collegiate church rather than a conventional parish church, emphasising its exceptional architectural status. St Mary de Haura stands at the historic and visual centre of Shoreham-by-Sea, embedded within the town's medieval street pattern and surrounded by a spacious and leafy churchyard that forms one of the largest areas of green open space in the town centre. Church Street and the adjacent High Street retain a traditional townscape of small-scale commercial buildings, historic plots and pedestrian activity, which emphasises the church's dominant presence and landmark quality. The churchyard provides a tranquil setting that contrasts with the surrounding shops, cafés and civic life, reinforcing the building's long-standing role as both a spiritual focus and a communal gathering place. Its proximity to the River Adur, Shoreham's historic harbour area and other listed buildings further strengthens the church's relationship with the historic development of the town and underlines its significance within the wider conservation context of central Shoreham.
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	The application follows on from application AWDM/0180/26 and seeks a variation of the approved plans in respect of drainage planning and archeological requirements Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area." The LPA's duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. As such, 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 (and 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. Other elements held within Section 16 will also be considered as will Local Policy.
Drawing Errors:	
Comments:	In considering the variations proposed relate to below ground matters, I defer to my colleagues at Place Services (for Archeology) and the water and drainage consultants for their professional expertise. Subject to these consultees having no objection, Heritage would not have any objection.

	In respect of associated above ground alterations it is considered that both aspects are acceptable. As previously detailed on the original consent under AWDM/0180/26 The doors proposed are to be a like for like replacement and as such will have little impact, if any upon character and appearance of the conservation area, or indeed the setting of the listed buildings in the vicinity. The post and automatic door operating button will be a modest addition that although identifiable and modern in its application, will not present a unacceptable degree of harm and is clearly providing a public benefit that outweighs any negligible harm caused. In summary the proposed will not cause harm to the character and appearance of the conservation area or the setting of the listed building. The internal works proposed are not planning matters and will be subject to consideration by the faculty of the Church of England. The only remaining matter is there appears to be no details of making good the footpaths after the installation which can be provided in advance or by condition.
Design Review:	

Simon Richard

Conservation Consultant for and on behalf of Adur and Worthing District Council

Date of Comment 15/9/26