Development Control – Delegated Officer Report

Application Number: AWDM/0446/18 Recommendation – APPROVE

Site: 9 The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Listed Building Consent for dismantling and rebuilding of defective chimney to rear (north-west) elevation

Date of site visit: 06.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the north-west side of The Street, and is a thatched semi-detached residential property. Both no. 9 and its adjoined neighbour (Hunter's Moon) are Grade II listed and located within the Old Shoreham Conservation Area.

The Listing describes them:-

In the entry for: SHOREHAM-BY-SEA THE STREET OLD SHOREHAM (west side) 3/44 No 9 and Hunter's Moon Cottage The item shall be changed to read: THE STREET OLD SHOREHAM (west side) No 9 and Hunter's Moon Cottage (formerly listed as No 8 (Hunter's Moon) No 9 (The Cottage)) The former listing date shall be added to read: 29/9/72

SHOREHAM-BY-SEA THE STREET, OLD TQ 20 NW 3/44 SHOREHAM (west side) No.9 and Hunter's Moon Cottage II

House, now cottage pair. C16, clad in C18. Timber-framed and exposed with plaster infilling to left of centre. Clad in red brick at left-hand end and in flint to right of centre with red brick dressings and quoins. Hipped thatched roof with central brick ridge stack and small stack at left end 2 storeys; irregular fenestration of 5 windows on first floor and 5 windows on ground floor. C20 weather-porches with glazed doors at left end and to right of centre.

Listing NGR: TQ2093906075

Date first listed: 29-Sep-1972

Date of most recent amendment: 27-Jul-1984

Proposal

The application seeks to remove the bricks of the low rear chimney in order to repair it and then rebuild the chimney using the original materials.

Relevant Planning History:

SU/148/90/TP/LB Listed Building Application for a single detached garage
Consent 23.10.1990

SU/483/77/LB Alterations, improvements and addition of porch to Cottage
Consent 20.12.1977

Consultations:

None

Representations:

None received

Relevant Planning Policies

Adur Local Plan: Policy 16, Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key considerations are whether the proposed works are acceptable in terms of their impact on the historic character of the Listed Building building, its setting and any features of special architectural or historic interest which it possesses.

Paragraph 132 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. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Historic Character and Fabric

The application property and its adjoined semi are grade II listed and great weight is given to protecting these buildings from harm or loss that would affect their special interest and character. It is important that the original features of the building are retained or repaired where necessary.

The proposal is to remove the brickwork of the chimney down to the plate above the air vent in order to undertake repair work in an inaccessible place behind the chimney. The chimney would then be reconstructed using the original bricks.

The repair work is essential, as there is currently a leak occurring in heavy rain, and if left could result in harm to the fabric of the listed building.

The proposal is therefore considered acceptable.

The site is also within the Old Shoreham Conservation Area, whose character and appearance should be maintained. However, there will be no impact onto the designated Conservation Area whatsoever, as the chimney is to the rear, and in any case will be put back to its original state once the repair work is undertaken

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Protect building from collapse and structural damage
4. Make good damage
5. Use original materials

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

Case Officer: Eve Hearsey Date: 19.06.2018

Authorised by: Peter Barnett Date: 19 June 2018