Development Management - Delegated Officer Report

Application Number: AWDM/0632/24 Recommendation – Approve

Site: 41 The Green, Southwick

Proposal: Listed Building Consent for repairs/alterations to the west wall (rear elevation), including repair and repointing with Lime mortar mix and south wall the tiles and concrete render removed and replaced with lime + sharp washed sand water mix.

Date of site visit: 7/6 from street and submission.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two storey end of terrace Grade II listed cottage on the west side of The Green in the heart of the Southwick conservation area.

The List entry no: **1353752** is as follows:

House. Mid-C18. Rendered with modillion eaves cornice to plain tiled roof with brick gable parapets and end stacks. Flint side-fronts. Two storeys; regular three window front, with iron hexagonal-lozenge lattice glazing on first floor with shutters, and shallow polygonal oriels on ground-floor in outer bays with flat hoods and similar glazing. Central panelled door with raised surround and flat hood on brackets over.

The proposed works are as follows:

- On the west wall (rear elevation, garden facing), inappropriate cement pointing to the flinting is to be removed, the wall repaired and re-pointed in NHL 3.5 Lime mortar mix with pea shingle 10mm, subsequently brushed back to reveal the aggregate/traditional finish

- On the south wall (side part-gable elevation), one half of the wall (south-east half) is rendered in cement and hung with clay tiles which are affixed with cement. Tiles and concrete render are to be removed and render replaced with NHL 3.5 or NHL 2 lime + sharp washed sand water mix, followed by a 3 coat system daub and levelling coat (with mesh) + finish coat.

- The other half (south-west half of part-gable elevation) does not have clay tiles, only concrete render, which is to be removed and replaced in the same way as the south-east half. It has been recommended that the hanging tiles on the south-east half not be replaced until the wall as a whole has had sufficient time to cure and dry out after removal of cement (which has been encouraging water ingress and retention). We anticipate this drying process could take some months, and plan to submit a second listed building consent application in due course for the replacement of the tiles on

the south-east half using a more appropriate method of affixing to the lime rendered wall.

Relevant Planning History

AWDM/1014/14 - Application for Listed Building Consent for repairs to upper rear wall. Approved.

Consultations

Adur Conservation Advisory Panel: Supports the application.

Conservation Architect: *'This is a well presented application with sufficient detail. Good to see previous issues being put right. No objection.'*

'A hydraulic Lime render should take about 3 months to fully cure, so allowing 12 months should be sufficient time. Yes condition the details of tiling.'

Representations

1 letter of support from No. 39.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16 and 17
National Planning Policy Framework (December 2023)
Southwick Conservation Area Appraisal

Planning Assessment

Principle

Alterations to listed buildings or within their curtilages will be acceptable in principle subject to satisfying the statutory test of preserving the architectural and historic interest of the Listed Building. Development within a conservation area should preserve or enhance it.

Heritage

The proposed works will remove historically and structurally inappropriate materials and replace them with traditional lime mortar. Tiles removed from the flank wall to enable the re-rendering in lime are to be replaced at a later date. To ensure this is done and with historically sensitive tiles this application is conditioned such that details of the intended tile are submitted and approved and works carried out to rehang them within 12 months of this permission.

The work will preserve the architectural and historic interest of the listed building and will enhance the appearance of the conservation area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year LBC time limit
3. Details of replacement tiles and then rehanging within 12 months
4. LB protected
5. Damage repaired within 28 days

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

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.

Case Officer:	MOK	Date: 18/6/24
Authorised by:	Peter Barnett	Date: 18 June 2024