Development Control – Delegated Officer Report

Application Number: AWDM/1755/18 Recommendation – GRANT

Site: 1 Old Swan Cottages, Church Street, Shoreham-by-Sea, BN43 5DT

Proposal: 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.

Date of site visit: 03.01.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 3 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. 1 is on a corner site and has an 'L' shaped plot as it includes a garage fronting Middle Street. The dwelling is a 3 storey mansard roof dwelling and has 2no. flat roof dormers in its front elevation. The front and side elevation are painted white and appears to be scored Roman render to appear as blockwork, the rear elevation is faced in unpainted brick and flint sections.

The front elevation faces sideways to the street onto a 'link' road between Church Street to the east and Middle Street to the west. No. 2 Old Swan Cottages appears to have been a side extension to the main house, namely the application site, but now is a separate dwelling unit. The rear garden to the house runs to the north and then turns to run to the west, thereby forming the 'L' shaped plot.

The house also has a single storey flat roof rear extension that directly abuts Church Street. This extension has parapet sides to the road and to the north, which hide the flat roof from view. The parapet does not continue on the inside edge, and instead there is a set of metal railings with finials.

The outside elevation of the extension directly abuts the road, and adjoins close board fencing and gate, the fencing being over a low wall followed by a further white painted wall.

Proposal

The proposal is seeking Listed Building Consent for:-

1. Replacement timber windows;
2. Removal of the render on the front elevations;
3. Repointing of flintwork to the south and east elevations;
4. Re-roofing with clay plain tiles;
5. Damp proofing;
6. Internal repairs to beams and floor joints and installation of steelwork.

Relevant Planning History:

SU/25/85/TP/2363 Application for Listed Building Consent for single storey extension (wc and lobby) **Granted Consent 02.04.1985**

AWDM/1428/17 Listed Building Consent for single storey extension to north elevation **Granted Consent 19.12.2017**

AWDM/1696/17 Alterations to width of garage door opening and installation of new automated sectional door. **Approved 15.12.2017**

Consultations: Conservation Advisory Group : Approve

Councils Conservation Architect: *The Councils Conservation Architect has inspected the site and has had discussions with the applicant regarding the works undertaken and those specified in the proposals, and he is of the view that the works will not harm the special importance or the setting of the Listed Building or the character and appearance of the Conservation Area*

Representations: No objections from neighbour at 28-29 Church Street

- Flintwork is an important part of our heritage particularly in Shoreham

- For the applicant to reveal and restore a fine example of this receding craft is to be applauded and encouraged
- The removal of the rendering in no way conflicts with the listed status of the area and indeed adds to it
- As the only neighbour with direct views of the subject frontage from my property, I confirm I have no objections to any of the works and consider they are addition to the visual amenity of the area

Relevant Planning Policies

Adur Local Plan 2017: Policy 15, 16, 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

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 frontage is onto a drive-like road running at approx. 90° from the named roads, Church Street and Middle Road. Its high mansard roof making a statement in the street which generally contains development with hipped and gable pitch roofs. The mansard appears to have clay plain tiles on the lower pitch and pan tiles on the upper pitch of the roof. The rear has coursed flintwork and some facing bricks. It also has a later addition two storey mansard roof which covers the internal staircase addition to the original dwellings. The front and side elevation appears to be Roman render, which is scored to create the look of blockwork. The unusual dwelling makes a statement in the Conservation Area, and its side facing elevation contributes to its charm.

Proposal Assessment

The applicants gained Listed Building Consent for a single storey extension in December 2017 (AWDM/1696/17 refers), and whilst implementing that permission revealed a catalogue of damage and problems to the listed building such as:-

i. Historical fire damage
ii. Advanced decay to the main timber beam and adjacent first floor joists

iii. Damp penetration and rising dampness on the street boundary wall which extended to the rest of the external walls of the property on all floor levels

Whilst progressing the repairs for the above, other works have been undertaken and/or proposed, namely:-

i. Removal of external render on the east and south elevations
ii. Re-pointing of the revealed flint work
iii. Replacing shiplap and veneer board/plaster board ceiling at ground floor level with plasterboard
iv. Replace some of the windows at ground and first floor with timber sliding sash windows, single glazed
v. Replacement of roof Pantiles from the top section of the pitched roof with reclaimed plain tiles to match the existing tiles to the Mansard roof
vi. Installation of cavity drain membrane system to the interior surfaces of the existing external walls at ground and first floor levels, to be finished with lime plaster
vii. Provision of steel beams

As stated above, the Councils Conservation Architect has inspected the site and has had discussions with the applicant regarding the works undertaken and those proposed, and he is of the view that the works will not harm the special importance or the setting of the Listed Building or the character and appearance of the Conservation Area

Recommendation – Grant Consent subject to conditions

1. Approved plans
2. LBC Standard time limit
3. Render to be white washed
4. No damage to LB
5. Any damage to be made good
6. Original materials for making good

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

Case Officer: Eve Hearsey Date: 13.02.2019

Authorised by: Peter Barnett Date: 14 February 2019