Development Management - Delegated Officer Report

Application Number: AWDM/0590/20 Recommendation – APPROVE

Site: 8 The Street, Shoreham-By-Sea, West Sussex

Proposal: Listed Building application for removal of sections of lath and plaster wall; install hardwood framed conservation glass panel for display of historic wall coverings

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II listed building. The owners are currently carrying out extensive work to the building to restore its original character and remove the more recent additions from the building. Various works were approved under AWDM/0676/19 and AWDM/0677/19 to also include an extension to the building.

Following this Listed Building consent was granted in January 2020 for the removal of a partition wall, AWDM/1878/19 and subsequent remedial works were approved retrospectively under AWDM/0302/20 to reinforce and repair an oak beam.

The applicant has submitted a Heritage Statement which details the proposed works. Listed Building Consent is required here. This states that whilst carrying out works permitted previously and removing modern fitted cupboards, sanitary ware and storage tank and pipes fragments of historic wall decoration were revealed. These were advised to be likely late 18th or early 19th century wall paper and of possible historic interest. The applicants commissioned a specialist to asses the historical significance of the papers and make recommendations on their conservation. These included (amongst other things) leaving the wall paper in situ where possible and that exposure to light should be minimised by reinstating the stud wall or by installing UV filtering glass in line with the stud wall to maintain ventilation.

The applicant therefore proposes to reinstate the stud wall in bedroom 2 concealing the papers again to conserve them. Then to install a removable UV filtering 240mm x 1200mm glass panel in bedroom 1 in a hard wood frame. The resulting glazed section of wall will display samples of the historic fabric. The glass panel will enable the monitoring of these decorations and to gain access if necessary for further conservation work and importantly to ensure that future occupants are aware of their existence.

All works to the building proposed here are internal.

Consultations

Adur and Worthing Councils: Richard Small Conservation Architect**: -** Supports proposals.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 17
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises works to a Grade II listed building. The proposed works will allow historic additions to the building to be preserved and retained for the future as an integral part of the existing Listed Building. The works are entirely internal and for consideration here is the impact upon the historic character and appearance of the listed building.

Impact Upon Historic Character and Appearance of the Listed Building

The works are considered acceptable and necessary to preserve these historic features and additions to the Listed Building. By preserving such fabric the historic character of the Listed Building will be preserved and enhanced. The evolution of the building over time is highly interesting contributing to its historic value and occupation over time. The proposed works including the removal and reinstatement of sections of plaster wall and installation of framed glass panel are acceptable provided they are carried out in accordance with the submitted details as advised by the expert who has been commissioned here. This will allow the preservation of this historical discovery in terms of its context within the building and also to add to current historic research in this field.

Recommendation

APPROVE

1. 3 year time limit
2. Works shall be carried out in accordance with the submitted Heritage Statement and supplementary plans and documents…

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: Hannah Barker Date: 26th May 2020

Authorised by: Peter Barnett Date: 1 June 2020