Conservation Officer Comments
Amended Plans or Further Details

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Application Number:	AWDM/1153/26
Location:	St Johns Court 7 John Street Shoreham-by-sea West Sussex
Proposal:	Application for Listed Building Consent for replacement of lower sections of lancet windows to the south elevation and replacement copings to south west boundary wall.
Case Officer:	Marie O'Keeffe

X	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:	St John's Court, 7 John Street, Shoreham-by-Sea, is a Grade II listed former church, now in residential use, situated between John Street and Ship Street within the Shoreham-by-Sea Conservation Area. The submitted Heritage, Design and Access Statement identifies the building as the former Church of St Peter, constructed circa 1875 to designs by Charles Buckler, subsequently used as a nursing home and later converted into flats. It is listed under the name "The Shoreham by Sea Nursing Home" (list entry 1193095). The building retains a distinctive ecclesiastical character, expressed through its flint walling, stone dressings and buttresses, tall lancet windows, steeply pitched tiled roof with parapeted gables, and western bell tower. Its setting comprises a mixture of older and more recent buildings, predominantly in residential use with some commercial premises, close to the High Street. The south-west boundary wall adjoins the public pavement and the residents' car park. The application seeks listed building consent for replacement of the lower sections of four lancet windows on the south elevation, together with associated making good, and replacement copings to the south-west boundary wall. The submitted documents describe the affected timber window sections as decayed and allowing water ingress. The proposed replacements are described as like-for-like hardwood timber units with double glazing and a black gloss finish, retaining the existing window designs and detailing, as illustrated on drawing EKA230812/BP/002. The coping works would replace the existing brick-and-render construction above a concrete slab with a cast lime-based coping over the retained slab, the precise construction, form and appearance of which require clarification, as set out in the application form and drawing EKA230812/BP/004. The Heritage, Design and Access Statement reports that sections of the deteriorated render and brickwork coping have already been removed for safety reasons; the application is therefore part retrospective. This introduction summarises the submitted information and does not prejudge the assessment of heritage impact. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a

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	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. The LPA's duties are reinforced within Section 20 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. Adur Local Plan 2017 <u>Policy 16: A Strategic Approach to the Historic Environment</u> The Council will conserve and enhance the historic environment and character of Adur, which includes historic buildings, features, archaeological assets and their settings. Where development affecting any heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place. The Council will: • Continue to produce Conservation Area Character Appraisals and Management Plans for Adur's Conservation Areas. • Recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education. • Use Article 4 directions where important heritage assets are under threat. • Work with others, including the local community where appropriate, to address how best to conserve any assets at risk of loss and to understand the significance of the historic environment in Adur's character and sense of place. <u>Policy 17: The Historic Environment</u> For All Heritage Assets: Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances. Development should not adversely affect the setting of a Listed Building, Conservation Area, archaeological feature or Scheduled Ancient Monument. Listed Buildings: Planning permission and/or Listed Building consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historic character of the building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. In the case of extensions and alterations, materials used must be consistent with those originally used or typical of the locality. Changes of use

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	may be considered which might normally be resisted on other grounds (subject to local access and environmental considerations) in order to secure the retention of a building of historic or architectural interest. New development which would adversely affect the setting of a Listed Building, in terms of design or materials, will not be permitted. Conservation Areas: Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Where an application for planning permission or Conservation Area consent is submitted for the alteration, change of use, extension or repair of a building or feature in a Conservation Area, the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features will be sought. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of the Conservation Area Management Plans. The importance to the local area of key non-listed buildings within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where in compelling circumstances the Council is minded to grant consent for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded. Archaeological Features: The Council will ensure where possible the preservation of archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes heritage assets of archaeological interest, an appropriate desk-based assessment will be required and a field evaluation where necessary.
Drawing Errors:	
Comments:	The lower window sections proposed for replacement are later additions and do not contribute to the significance of the listed building as historic fabric. Their like-for-like replacement, matching the existing design, dimensions, profiles, materials and finish,

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	would not alter the heritage values of the building and is accepted. No heritage objection is raised to this element of the application. The proposed replacement copings to the south-west boundary wall require further clarification. The submitted information indicates a difference in form and appearance from the existing coping. The proposal appears to involve an in-situ casting of mortar or render to form the coping, rather than a clearly specified coping unit. Such an approach is not accepted as presently understood; however, the intended construction must be confirmed before a definitive assessment can be made. A section confirming the complete coping build-up, or a specification sheet providing equivalent detail, is required. This should establish the proposed material and method of formation, profile, dimensions, finish and relationship to the existing wall and retained slab, and explain how its form and appearance compare with the existing coping. Further information is therefore required in respect of the coping works before a final heritage recommendation can be provided on the application as a whole.
Design Review:	
Amended Plans / Additional Information Required:	Provide a section confirming the complete build-up of the proposed south-west boundary-wall coping, or a specification sheet providing equivalent detail. Confirm whether the proposal is for an in-situ mortar/render casting or a separately formed coping unit, and specify its material, method of formation, profile, dimensions, surface finish and junction with the retained concrete slab and wall. Include a clear comparison with the existing coping to explain the differences in form and appearance. The apparent in-situ mortar/render approach is not accepted as presently understood and requires clarification.
Conditions Required: [L*ist the conditions you are requesting, if any*]	1. 2. 3.

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 16/11/26