

SITE PLAN

BEXHILL

RR/2021/2397/L

SHELTER NUMBER 1  
EAST PARADE



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Not to Scale

## Rother District Council

Report to - Planning Committee  
Date - 16 December 2021  
Report of the - Director – Place and Climate Change  
Subject - Application RR/2021/2397/L  
Address - Shelter Number 1  
East Parade  
Bexhill  
Proposal - Restoration of existing seafront shelter

[View application/correspondence](#)

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**RECOMMENDATION:** It be **RESOLVED** to **GRANT LISTED BUILDING CONSENT**

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**Director: Ben Hook**

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**Applicant:** Bexhill Heritage  
**Case Officer:** Mr J. Laibach  
(Email: [james.laibach@rother.gov.uk](mailto:james.laibach@rother.gov.uk))

**Parish:** BEXHILL SACKVILLE

**Ward Member(s):** Councillors T.J.C. Byrne and H.L. Timpe

**Reason for Committee consideration:** Site owned by Rother District Council

**Statutory 8 week date:** 25 November 2021

**Extension of time agreed to:** TBC

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### 1.0 SUMMARY

1.1 The application seeks listed building consent for the restoration of the existing Grade II listed seafront shelter; Shelter Number 1, East Parade, Bexhill.

1.2 The proposed restoration would preserve the original features of the seaside shelter and re-create many of the original design features visible in photographic evidence. The design proposed would retain the building's ten-sided plan and preserve as much of the original structure as possible above the transom through careful repair and restoration. Replacements for original features above the transom that are missing, or too damaged or decayed for restoration would be manufactured, while the new materials below the transom would reference the building's original design, reflecting East Parade's Victorian Mughal 'theme' and restore a sense of verticality to the building. The design of the building and the finishes used in its decoration

refer to its original design and complement the adjacent recently-restored seafront shelter.

- 1.3 The view is taken that the proposals would preserve the detail of the special architectural and historic interest of the listed building in accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 199 of the National Planning Policy Framework, and Policy EN2 of the Rother Local Plan Core Strategy. It is, accordingly, recommended that planning permission be granted.
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## **2.0 SITE**

- 2.1 The application relates to a Grade II Listed seafront shelter on De La Warr Parade, between the junctions of Sea Road and Brassey Road. The shelter is located on the south side of the road, within the development boundary for Bexhill.
- 2.2 Shelter Number 1, a Grade II Listed Building, is listed for the following principal reasons:
- Architectural: a well-crafted and decorative wooden shelter with an unusual ten sided plan.
  - Degree of completeness: substantially complete except for subsequent roof re-tiling and glazing in of the side panels.
  - Historical: one of the surviving features of the 8th Earl de La Warr's development of Bexhill.
  - Group Value: one of a group of four seaside shelters along De La Warr Parade.
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## **3.0 PROPOSAL**

- 3.1 The application seeks listed building consent for the restoration of the existing Grade II listed seafront shelter; Shelter Number 1, East Parade, Bexhill.
- 3.2 The proposed restoration is intended to preserve the original features of the seaside shelter and re-create many of the original design features visible in photographic evidence. The design proposed would retain the building's ten-sided plan and preserve as much of the original structure as possible above the transom through careful repair and restoration. Replacements for original features above the transom that are missing, or too damaged or decayed for restoration would be manufactured, while the new materials below the transom would reference the building's original design, reflecting East Parade's Victorian Mughal 'theme' and restore a sense of verticality to the building. The design of the building and the finishes used in its decoration refer to its original design and decoration, which complement the design and decoration of the adjacent recently restored seafront shelter.
- 3.3 The exterior features of the shelter that would be retained and restored include the roof's overhanging eaves with a scalloped valance supported on scalloped brackets with circular cutouts and the walls' chamfered piers and top panels with curved sides over vertical boards with small trefoil-shaped cutouts, while to the interior the boarded wooden ceiling with carved ribs incorporating two moulded circular pendants would be retained and restored.

- 3.4 As part of the restoration the replacing of non-heritage features with designs that reference the original design are proposed, this includes the existing windows, glazing bars and mullions and the base panels and cills which are not original and are not included on Historic England's listing. The scalloped brackets below the transom which although are referenced on Historic England's listing are also to be removed as they are considered significantly out of proportion in relation to the window panels of which they form a part and would detract from the proposed new window design.
- 3.5 The original features of the shelter that would be restored include the roof being retiled using hand-made clay tiles fired locally and a roof crest to be replaced to replicate the original. The proposed windows and panelling would reference the bandstand's original design and East Parade's original Mughal 'theme' while restoring a sense of verticality to the building within the constraints imposed by the 1906 alterations. The two existing south-facing entrances would be replaced with hinged doors consistent with the overall design, while two hinged doors would also be installed on the eastern side of the building as a more practicable and alternative to the original fully removable window panels. The current base wall panels would also be replaced with shorter more durable panels to replicate the original design while helping to restore a sense of verticality to the building.
- 3.6 To restore the building's function and improve accessibility it is intended as part of the restoration works to re-open the original loft hatch in the ceiling. The floor level is also proposed to be lowered to replicate the original levels, with the level of the promenade adjacent to the southern and western sides of the building to be raised to enable disabled access to the interior. Within the interior it is proposed to add two electrical sockets to the new base panels and two non-touch switches to the new panelling. The current plain plastic interior and exterior lights would be replaced with Astro brass bulkhead lighting to match Seafront Shelter Number 3 and an amplifier and deck would also be installed in the roof space similar to the system found in Seafront Shelter Number 3.

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#### **4.0 HISTORY (relevant)**

- 4.1 None.

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#### **5.0 POLICIES**

- 5.1 The following policies of the adopted [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
  - EN2: Stewardship of the Historic Built Environment
  - EN3: Design Quality
- 5.2 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to local planning authorities 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.

- 5.3 The National Planning Policy Framework represents up-to-date Government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. Planning Practice Guidance is available as guidance on how to interpret the National Planning Policy Framework. Especially relevant to applications relating to the historic environment is Section 16 of the National Planning Policy Framework: Conserving and Enhancing the Historic Environment.
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## **6.0 CONSULTATIONS**

### 6.1 Planning Notice

- 6.1.2 No representations received.

### 6.2 Bexhill Town Council

- 6.2.1 Bexhill Town Council support the application.
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## **7.0 APPRAISAL**

- 7.1 The main issue for consideration is the impact of the proposal on the special architectural and historic interest of the listed building.

### 7.2 Impacts upon the special architectural and historic interest of the listed building.

- 7.2.1 Policy EN2 of the Rother Local Plan Core Strategy, Stewardship of the Historic Built Environment, states development affecting the historic built environment, will be required to:

“(iii) preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials, including forms specific to historic building typologies.”

- 7.2.2 The proposed restoration would preserve the original features of the seaside shelter and re-create many of the original design features visible in photographic evidence. The design proposed would retain the building’s ten-sided plan and preserve as much of the original structure as possible above the transom through careful repair and restoration. Replacements for original features above the transom that are missing, or too damaged or decayed for restoration would be manufactured, while the new materials below the transom would reference the building’s original design, reflecting East Parade’s Victorian Mughal ‘theme’ and restore a sense of verticality to the building. The design of the building and the finishes used in its decoration refer to its original design and complement the adjacent recently-restored seafront shelter.
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## **8.0 PLANNING BALANCE AND CONCLUSION**

- 8.1 In summary, the proposals are considered to preserve the detail of the special architectural and historic interest of the listed shelter in accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act

1990, paragraph 199 of the National Planning Policy Framework, and Policy EN2 of the Rother Local Plan Core Strategy. It is, accordingly, recommended that planning permission be granted.

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**RECOMMENDATION: GRANT (LISTED BUILDING CONSENT)**

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**CONDITIONS:**

1. The work to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted.  
Reason: In accordance with section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:  
Location Plan; Submitted with the application  
Plans and Elevations; Drawing No. BH21-1 P100 dated June 2021  
PR Door Detail DE1; Drawing No. BH21-1 P 150 dated June 2021  
PR Fixed Panel SN2, DN1, DN2, SN1, SW1, SS1, SS2; Drawing No. BH21-1 P 151 dated June 2021  
PR Door Detail DS1, DS2; Drawing No. BH21-1 P 152 dated June 2021  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as described within the application, unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To safeguard the historic fabric and the special architectural and historic character of the Listed Building in accordance with Policy EN2 of the Rother Local Plan Core Strategy (2014).

**NOTE:**

1. The Applicant is reminded that the ridge crest does not form part of this application and its design will require Listed Building consent.