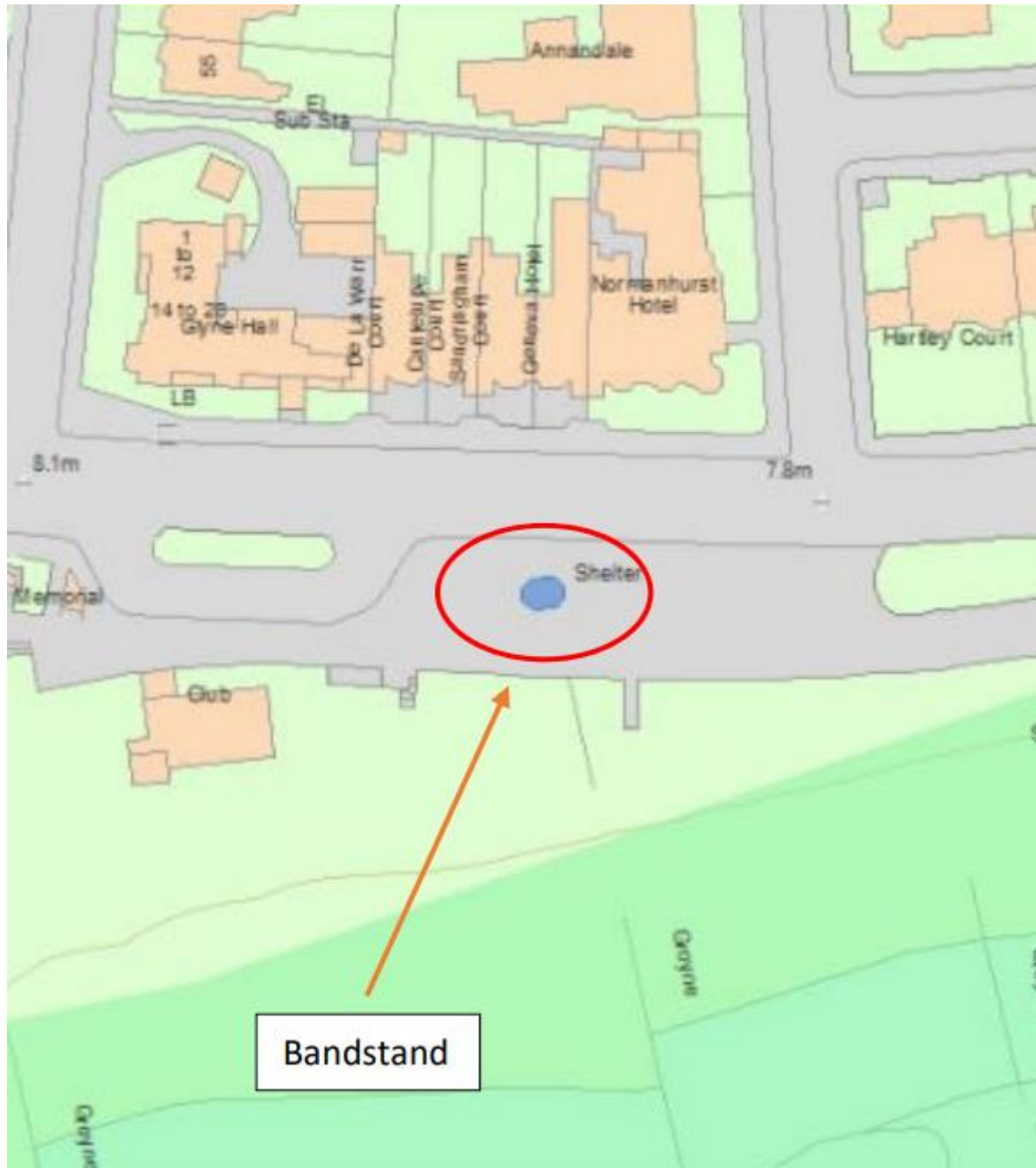


SITE PLAN

RR/2022/289/L

BEXHILL

Shelter Number 1
Marina / De La Warr Parade



Rother District Council

Report to - Planning Committee
Date - 23 June 2022
Report of the - Director - Place and Climate Change
Subject - RR/2022/289/L
Address - Shelter Number 1
East Parade
Bexhill
Proposal - Addition of replica ridge crest to the bandstand roof.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Bexhill Heritage
Case Officer: Mr J. Laibach
(Email: 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: 2 April 2022
Extension of time agreed to: TBC

1.0 SUMMARY

- 1.1 The application seeks listed building consent for the addition of a replica ridge crest to the bandstand roof as part of the restoration of the existing Grade II listed seafront shelter; Shelter Number 1, East Parade, Bexhill.
- 1.2 Following amendments to the design, the proposed ridge crest would preserve the original features of the seaside shelter and re-create the original design features visible in photographic evidence. The inclusion of horizontal banding, which frames the panel, along with the projecting motif in the centre, suitably replicates traditional cast panelling and is consistent with cast panelling seen opposite on East Parade.
- 1.3 The view is taken that the proposal 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 130 of the National Planning Policy Framework, and Policy EN2 of the Rother Local Plan Core Strategy. It is, accordingly, recommended that listed building consent be granted.

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 for the addition of a replica ridge crest to the bandstand roof as part of the restoration of the existing Grade II listed seafront shelter; Shelter Number 1, East Parade, Bexhill.
- 3.2 Following amendments to the design, the proposed ridge crest would preserve the original features of the seaside shelter and re-create the original design features visible in photographic evidence. The inclusion of horizontal banding, which frames the panel along with the projecting motif in the centre, replicates traditional cast panelling.
- 3.3 The ridge crest would be constructed of mild steel, with solid rod and solid box section used throughout. The steel would be thoroughly cleaned prior to being galvanised and then powder coated in black. The materials and manufacturing processes have been selected to give the crest a very high degree of resilience in this seafront location.
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4.0 HISTORY (relevant)

- 4.1 RR/2021/2397/L Restoration of existing seafront shelter. Listed Building Consent Granted.
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5.0 POLICIES

- 5.1 The following policy of the adopted [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:

- EN2: Stewardship of the Historic Built Environment

- 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

- 6.1.1 No representations received.

6.2 Bexhill Town Council

- 6.2.1 No representations received.
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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 Following amendments to the design, the proposed ridge crest would preserve the original features of the seaside shelter and re-create the original design features visible in photographic evidence. The inclusion of horizontal banding, which frames the panel, along with the projecting motif in the centre, suitably replicates traditional cast panelling and is consistent with existing cast panelling seen opposite on East Parade.
- 7.2.3 The proposed use of mild steel for the crest while a departure from traditional cast iron, is considered to be a suitable alternative in this instance. The use of solid rod and solid box section throughout, which would be galvanised and then powder coated in black, would give the crest a very high degree of

resilience in this seafront location. The proposed materials would allow for an appropriate design to be manufactured, while reducing wind resistance and weight compared to cast iron. In addition, cast iron is more brittle than mild steel, with cast iron considered unlikely to maintain a 'good' appearance over time without very frequent maintenance. The materials and finish of the ridge crest would therefore complement the shelter and be in keeping with its wider restoration.

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 130 of the National Planning Policy Framework, and Policy EN2 of the Rother Local Plan Core Strategy. It is, accordingly, recommended that listed building consent be granted.
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RECOMMENDATION: GRANT (LISTED BUILDING CONSENT)

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
Elevation and Plan View Drawing; submitted via email dated 20 May 2022
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).