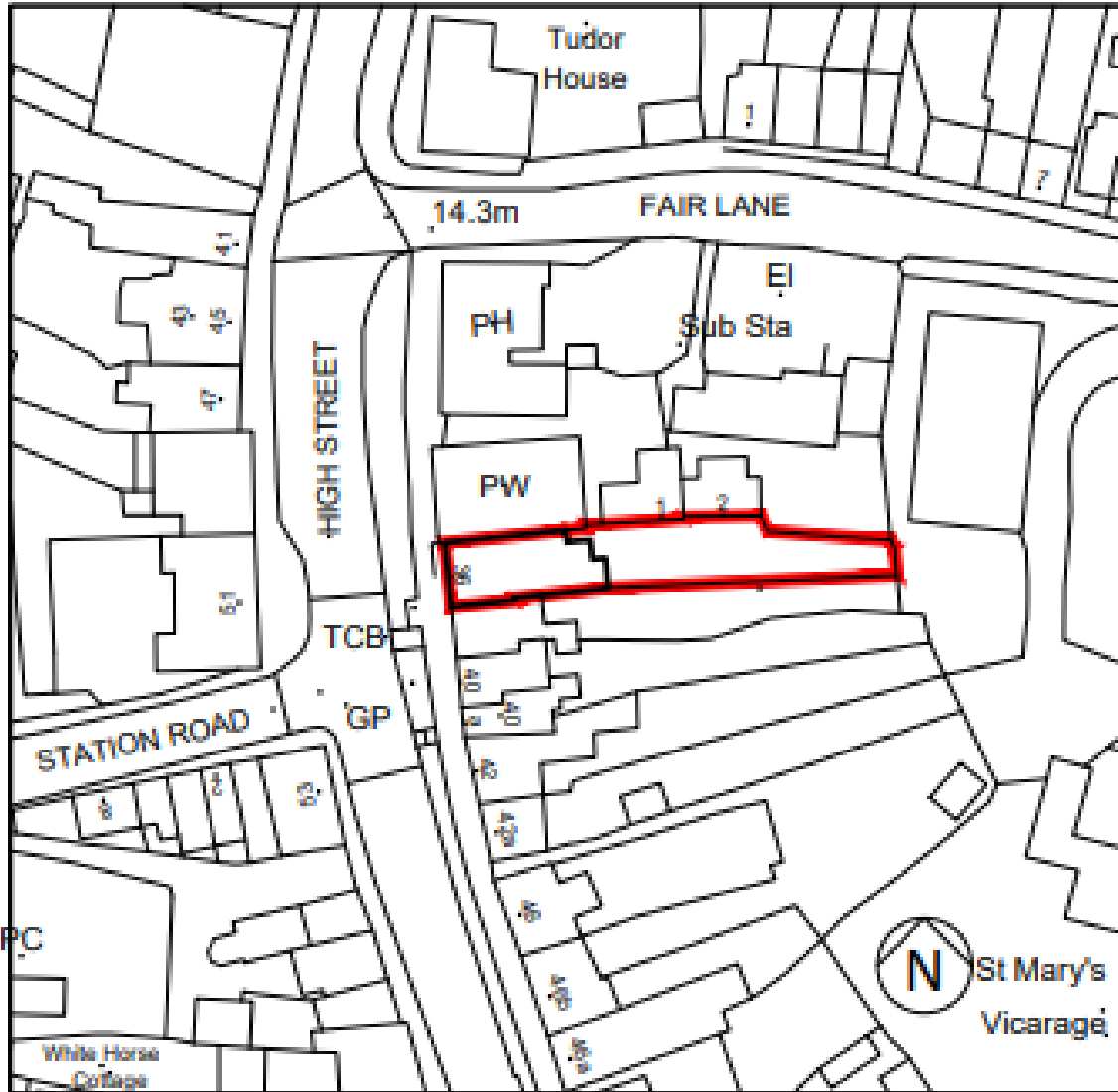


SITE PLAN

RR/2022/2345/L

SALEHURST/ROBERTSBRIDGE

36 High Street
Robertsbridge



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Rother District Council

Report to - Planning Committee
Date - 12 January 2023
Report of the - Director - Place and Climate Change
Subject - Application RR/2022/2345/L
Address - 36 High Street, Robertsbridge
Proposal - Refurbishment and restoration of the integrity and fabric of the Grade II Listed Building including internal alterations.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mrs E. Knowles
Agent: Robert Shreeve Associates Ltd
Case Officer: Matthew Jenner
(Email: matthew.jenner@rother.gov.uk)

Parish: SALEHURST & ROBERTSBRIDGE
Ward Member: Councillor S.M. Prochak, MBE

Reason for Committee consideration: Director – Place and Climate Change
referral: The Applicant is related to Members of the Council.

Extension of time agreed to: 20 January 2023

1.0 SUMMARY

1.1 The application proposes to refurbish and restore the integrity and fabric of the Grade II Listed Building. The main issue for consideration is the impact of these works on the special architectural and historic interest of the building. However, it is not considered that the proposed works would have an impact and the application for Listed Building Consent is recommend for approval.

2.0 SITE

2.1 The application site is on the east side of the High Street in Robertsbridge. It is Grade II Listed along with other adjoining properties. Its Listing describes it as *a; Range of houses with C18 fronts to probably older buildings. Two storeys. Five windows. Faced with weather-boarding. Tiled roof. Sash windows with glazing bars intact. Doorway with flat hoods over.*

3.0 PROPOSAL

3.1 The submitted Design and Access Statement and plans propose the following works to the building.

3.2 Basement:

- Following pre-application advice, the basement will remain as a storage area. However, repairs are proposed to the existing structural elements.
- West Wall – Build new 102mm brickwork off ledge in front wall. Provide 97 x 47mm deep treated C24 timber plate bedded onto top of wall to provide improved support for floor joists over and New 100 x 65 deep PS concrete plank across recess with min 100mm end bearings.
- Floor Joists – 2 No. rotten floor joists spanning from front wall onto central beams over to be strengthened by screwing new 47 x 97 deep treated C24 timbers alongside for full span.
- Central Steel Beams – End of steel beams to be temporarily supported. Fully expose around end of beams, thoroughly clean of all rust, treat with two coats of bitumen paint and build back into wall.
- Insulation – Install insulation between existing joists over rigid woodfibre boards or similar.
- Oak Beam adjacent to staircase – Existing 140 x 160mm deep oak beam - provide support to beam where end is rotten. Construct 215 x 215mm brick pier off 450 x 450mm x 225 thick concrete pad foundation.

3.3 Ground Floor:

- Bathroom – Install a 75mm insulation layer under a breathable membrane attached beneath the existing joists. Vents would then be inserted into the ends of the 'cold roof' sections to prevent condensation. The ceiling would be plastered over gypsum board and the room vented using a Vent Axia heat recovery system. The bathroom would comprise WC, basin and shower. The air vent brick at roof height of the north wall would be restored.
- Kitchen – The existing Marley floor tiles would be removed. The existing brick floor below would be restored, replacing any that are unusable with reclaimed bricks. The foundations would be replaced with modern slab over insulation and membrane in the centre of the room with limecrete screed below the bricks. The brick floor would be finished with linseed oil or a similar breathable finish.
- Kitchen Fireplace – Two parallel courses of linked brick would be built under the existing archway on both sides with hydraulic lime mortar. The salt cupboards and right inner wall of the fireplace would be left but a further brick and lime mortar wall would be built in front to create a log recess without removing any existing structure. The concrete slab and remaining blocks would be removed and replaced with a hearth and the existing wood burner reinstalled. The flue pipe would be single skin from top to bottom, passing through a steel register plate and the chimney pot would back over

in slate. A new lathe and plaster ceiling is also proposed to replace the existing fibreboard and plaster ceiling.

- Utility Room – The floor would be limecreted and finished with brick pavers or quarry tiles. The existing boarded up door would be replaced with stud partition with a plaster finish to both sides and the existing sole plate would be replaced.
- North Wall opposite staircase – There is a significant Tudor support beam and studwork that would be re-supported by a brick or block wall against the existing wall externally.
- Living room – The existing fibreboard and plaster skim finish would be removed, and a new lathe and plaster ceiling would be installed to expose the original timber joists. An existing wood partition, hardboard and wallpaper would be removed. On the north wall a brick pier would be constructed off the basement wall to support an existing oak beam. A further brick support is also proposed to support existing studwork, as well as repairs to the original lathe and plaster. A new oak beam is also proposed along with the repainting of the door and the replacement of brick infill with a traditional metal ribbed panel.

3.4 First Floor:

- Bedroom 2 – The floorboards over the south end of the floor would be removed and put back level with the main floor beam.
- Master Bedroom – Modern studwork and hot water cylinder would be removed including all associated pipework. A new studwork wall would be formed to accommodate a cloakroom, WC and WHB. A new waste pipe would be boxed in and connected at ground floor level to the existing manhole. A free-standing bath is proposed under the window of the south wall with waste pipes boxed in above floorboards. Insulation and a breathable membrane is also proposed around the chimney behind existing tiles and battens.

3.5 General and External Works:

- The heating, plumbing and electrical installation would be upgraded.
- Upgrading of external plumbing and heating pipes.
- The existing windows and doors would be repaired.
- The existing rainwater goods would be retained and repaired where necessary.

4.0 HISTORY

4.1 None.

5.0 POLICIES

- 5.1 The following policies of the adopted Rother Local Plan Core Strategy are relevant to the proposal:
- EN2: Stewardship of the Historic Built Environment
 - RA1: Villages
- 5.2 The following policy of the adopted Development and Site Allocations Local Plan are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations particularly section 16 Conserving and enhancing the historic environment.
- 5.4 Section 16 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.
- 5.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to local planning authorities when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
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6.0 CONSULTATIONS

- 6.1 Planning Notice – **NO COMMENTS RECEIVED**
- 6.2 Saleshurst and Robertsbridge Parish Council – ‘In the absence of any objections from neighbours we would support this application. Gill Colquhoun (Mrs), Assistant Clerk to the Parish Council.’
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7.0 APPRAISAL

- 7.1 The main issue for consideration is the impact of the works on the special architectural and historic interest of the Listed Building.
- 7.2 Policy EN2 of the Rother Local Plan Core Strategy 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.
- 7.3 The submitted plans and Design and Access Statement detail a well-developed proposal that considers previous advice given at pre-application stage. The restoration of floors, fireplaces and the reinstatement of lathe and plaster finishes is welcomed.

- 7.4 The proposal seeks the removal of some 19th century elements in order to carry out repairs. These elements do not have any historical value; therefore, their loss is considered acceptable.
- 7.5 However, further details are required for the proposed works to the chimney. It is not clear as to what is proposed due to the complex nature and numerous additions to the structure. This can be resolved by a condition that would require annotated elevational drawings of the chimney.
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8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue appearance, materials and methodology would not cause detriment to the special architectural and historic character and interest of the Listed Building as a designated heritage asset, and as such would comply with Policies EN2 and RA1 of the Rother Local Plan Core Strategy, Policy DHG9 of the Development and Site Allocations Plan, and paragraphs 130 and 200 of the National Planning Policy Framework.
- 8.2 The application is therefore recommended for approval.
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RECOMMENDATION: GRANT (LISTED BUILDING CONSENT)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning 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:
Block Plan – Proposed- 22.06.BP01, dated May 2022
Proposed Floor Plans- 22.06.PL20A, dated 13.09.22
Basement Plan- 22016-01, dated August 2022
Ground Floor Plan- 22016-02, dated August 2022
First Floor Plan- 22016-03, dated August 2022
Heritage and Design and Access Statement- RS22/06.HS.DAS, submitted 23.09.22
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the development hereby permitted shall be in accordance with that described in the application, unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To maintain the historical characteristics of the existing building in accordance with Policy EN2 of the Rother Local Plan Core Strategy.
4. Prior to removal of concrete blocks within the chimney aperture located in the kitchen, 1:10 scale drawings of the chimney as existing and as proposed shall

be submitted to the Local Planning Authority for approval. The proposed drawings should include annotations of what works are to be carried out. Annotated photographs can also be submitted to provide additional context. Once approved the works shall be carried out in accordance with the approved plans and retained as such thereafter.

Reason: To ensure the works are in accordance with HE best practice and reflect the requirements of Policy EN2 of the Rother Local Plan Core Strategy.