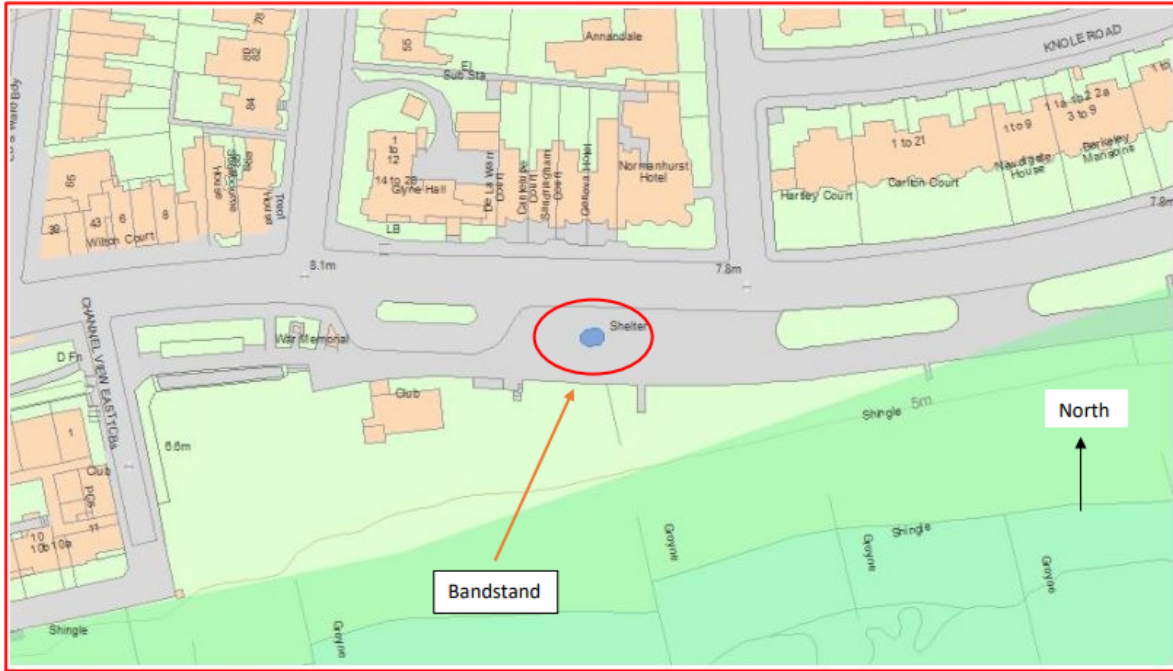


SITE PLAN

RR/2023/396/L

BEXHILL

Shelter Number 1
De La Warr Parade



Rother District Council

Report to - Planning Committee
Date - 13 April 2023
Report of the - Director - Place and Climate Change
Subject - RR/2023/396/L
Address - Shelter Number 1
De La Warr 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: 15 April 2023
Extension of time agreed to: 20 April 2023

1.0 SUMMARY

- 1.1 The application seeks Listed Building consent for Installation of 10 rectangular stainless steel plaques to the interior of the bandstand and one oval stainless steel plaque to the outside of the building above the eastern entrance as part of the restoration of the existing Grade II Listed seafront shelter; Shelter Number 1, De La Warr Parade, Bexhill.
- 1.2 The plaques would be constructed of stainless-steel plate that would be affixed above the access door and along the transoms inside the bandstand. The rectangular internal plaques would measure a maximum of 160mm x 60mm, with the oval external plaque measuring 130mm x 85mm. The proposed plaques would be fixed by two slot-headed, counter-sunk stainless-steel screws allowing for their future removal should that be necessary.

- 1.3 The view is taken that the proposals would have a negligible impact upon the Listed Building and having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of minimal and reversible intervention would not cause detriment to the setting and special architectural and historic character and interest of the Listed Building as a designated heritage asset, and as such would comply with Policy EN2 of the Rother Local Plan Core Strategy and paragraph 202 of the National Planning Policy Framework. It is, accordingly, recommended that Listed Building consent 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 Listed in 2013 at Grade II was constructed in 1896 and has been in recent years the subject of a restoration program carried out by local community group Bexhill Heritage with support from Rother District Council. The shelter 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 Installation of 10 rectangular stainless steel plaques to the interior of the bandstand and one oval stainless steel plaque to the outside of the building above the eastern entrance as part of the restoration of the existing Grade II Listed seafront shelter; Shelter Number 1, De La Warr Parade, Bexhill.
- 3.2 The plaques would be constructed of stainless-steel plate that would be affixed above the access door and along the transoms inside the bandstand. The rectangular internal plaques are intended to recognise and commemorate the local people who have contributed to the renovation costs. The rectangular internal plaques would be positioned along the transoms inside the bandstand and would measure a maximum of 160mm x 60mm.
- 3.3 The proposed external oval plaque would measure 130mm x 85mm and would read as follows: *"The CORONATION BANDSTAND was opened by the Chair of Rother District Council, Cllr. Kathy Harmer, and Town Mayor, Cllr. Paul Plim, in April 2023. Rother District Council, Bexhill Heritage's volunteers and local trades people worked in partnership on the restoration. The Bandstand is dedicated to King Charles III and to English composer Gustav Holst who once played his trombone here as a young man."*

- 3.4 The proposed plaques would be fixed by two slot-headed, counter-sunk stainless-steel screws allowing for their future removal should that be necessary. A bead of transparent silicon would be applied within each screw slot to deter unauthorised removal. Text would be 18pt, Times New Roman in black.
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4.0 HISTORY (relevant)

- 4.1 RR/2021/2397/L Restoration of existing seafront shelter. LISTED BUILDING CONSENT GRANTED
- 4.2 RR/2022/289/L Addition of replica ridge crest to the bandstand roof. 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](#) is 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-on-Sea Town Council – **SUPPORT**

6.2.1 Bexhill-on-Sea Town Council RESOLVED to support this application.

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 plaques would be constructed of stainless-steel plate that would be affixed above the access door and along the transoms inside the bandstand. The rectangular internal plaques would measure a maximum of 160mm x 60mm, with the oval external plaque measuring 130mm x 85mm. The proposed plaques would be fixed by two slot-headed, counter-sunk stainless-steel screws allowing for their future removal should that be necessary.

7.2.3 The proposals given their size and location would have a negligible impact upon the Listed Building and any perceived harm is considered to be outweighed by the public benefit of the bandstand restoration. Accordingly, it is considered that the proposed works, by virtue of minimal and reversible intervention would not cause detriment to the setting and special architectural and historic character and interest of the Listed Building as a designated heritage asset.

8.0 **PLANNING BALANCE AND CONCLUSION**

8.1 In summary, the proposals would have a negligible impact upon the Listed Building and having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of minimal and reversible intervention would not cause detriment to the setting and special architectural and historic character and interest of the Listed Building as a designated heritage asset, and as such would comply with Policy EN2 of the Rother Local Plan Core Strategy and paragraph 202 of the National Planning Policy Framework. It is, accordingly, recommended that Listed Building consent be granted.

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.
Plaques – dimensions on internal walls; Submitted with the application.

Plaque – dimensions on external eastern wall; Submitted with the application.
Plaque dedications – location on internal walls (diagram); Submitted with the application.

Plaque dedication – location on external east-facing wall (drawing)

Design & Access Statement; Submitted with the application.

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).