Expiry Date - 20/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1547/23 Recommendation – APPROVE

Site: 3 - 4 Market House Church Road Worthing West Sussex

Proposal: Replacement timber framed windows and doors to existing shopfronts

Application Number: AWDM/1018/24 Recommendation – APPROVE

Site: 3 - 4 Market House Church Road Worthing West Sussex

Proposal: Application for Listed Building Consent for replacement timber framed windows and doors to shopfronts

Date of site visit: by JA and RS (November 2024)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a retail shop 'Tarring News & Wine' located within the eastern half of Market House, a late C18, grey brick, 2-storey building fronting the corner of Church Road and South Street. Market House is Grade II Listed described as follows:

5406 (South Side) West Tarring Nos 1, 2 and 3 Market House TQ 1304 SW 15/226 II GV 2. Probably late C18. Occupying a prominent position opposite the end of the High Street. Symmetrical. 2 storeys. Grey headers with red quoining and window surrounds. 4 widely-spaced sash windows with glazing bars. 3 Victorian shopfronts, middle one beneath 2 middle windows; end ones with doors at inner ends, middle with 2 right-hand doors (6 fielded panels). Projecting moulded cornice to shops. Steep tiled roof (renewed). Nos 1, 2 and 3 Market House and Nos 54 to 58 (even) form a group. Listing NGR: TQ1339603348

The shop unit has a double frontage with 2 shopfronts, one located within the listed No.3 Market House, and the other at 4 Market House, an attached, later 2-storey red/orange brick building. The entrance to the shop utilises the shopfront at No.3, with the shop door at No.4 closed off.

The shopfront at No.3 consists of a part-angled bay with blue-painted, timber-framed shop window above a low rendered stall-riser. The part-recessed shop door consists of white-painted timber with a glazed upper half. The main shop window is mostly over-boarded with only the top part of the glazing visible.

There are blue-painted, timber-framed, glazed transom lights above the shop window and shop door. A timber fascia boards sits above the transom lights spanning the width of the shopfront.

The attached building comprising No.4, is smaller in scale than the older part of Market House with lower eaves and floor to ceiling heights. The shopfront within this part of the building has a notably horizontal proportion (as does the first-floor window above). The recessed, blocked-off shop door is centrally positioned with yellowed painted, timber framed shop windows on either side above a low rendered stall-riser. The shop windows are covered from the inside with posters/advertising material. A shallow timber fascia board sits above the shop windows with a span extending slightly beyond the windows on either side.

Adjoining to the west, within the same terraced building, is No.2 Market House (also Listed Grade II) in use as a coffee shop at the time of the site visit.

Adjoining to southeast is 1 Market Place, a detached house with painted brick walls under a slate roof.

The application site and neighbouring properties are located within the West Tarring Conservation Area.

Proposal

As initially submitted, it was proposed to repair the existing timber-framed shopfronts. However, following the submission of a Site Survey Report (Pearwood Joinery & Construction Ltd, Novermber 2024) it is now proposed to replace the timber-framed shopfronts and shop fascias. The applications have been amended accordingly and re-publicised.

Relevant Planning History:

Consultations: The ***Council's Conservation & Design Architect*** comments on the amended applications as follows: -

"The new drawings of the replacement shopfronts illustrate very similar, timber shopfronts to those existing. The Heritage Statements should really be updated to explain the reason for completely new shopfronts, but I can support these applications."

The Worthing Society comments on the amended applications as follows: -

"The shopfront to this historic building has been in a poor state for some time. We have noted the comments and guidance from the Design and Conservation Architect and have no objection to the proposed works which we consider to be an improvement."

Representations: A representation in support has been received from a local resident commenting:

"*West Tarring Conservation Area is the most beautiful part of Worthing, and part of its famous Market Place has long been an awful eyesore to both visitors and residents. At last there is the opportunity to repair the damaged and boarded shop fronts to benefit the appearance of this important conservation area. I support this initiative and look forward to seeing the results.*"

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): DM5, DM6, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The key considerations are the effects on the historic significance of the listed building and on the character and appearance of the West Tarring Conservation Area.

There will be no adverse impacts on the amenities of neighbouring and nearby residential occupiers.

Paragraph 212 of the NPPF states 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The timber framed shopfronts in question are of a relatively simple construction. They have been poorly maintained over many years, now presenting a poor quality, 'tired' appearance, and are the subject of a S.215 (untidy land) complaint under AWEN/0211/23.

It was initially proposed to repair the shopfronts by removing and replacing only the most rotten components of the timber framework on a like-for-like basis and restoring the remainder. However, a survey report undertaken following site survey by a joinery specialist has confirmed the decay to be more extensive, with several areas of the timber framework including the hardwood sill, upright corner posts, headrail and doors all affected by significant rot, resulting in water ingress. It was also found that the failure of the lead capping over the fascia boards has led to missing mortar joints where the fascia boards meet the brickwork, leading to a deterioration of the structural integrity of the joints and other shopfront components. The report

concludes that the extent and severity of decay is beyond reasonable repair and the shopfronts should be replicated and replaced instead.

Amended drawings have been submitted (including detailed horizontal and vertical sections) showing replacement softwood timber framing of the shop windows and replacement timber shop doors to match the detailed design and profiles of the existing timber framework and fascias. The glazing will consist of 12mm toughened clear glass. The replacement door at No.4 will remain non-opening as at present. The opening shop door (No.3) and transom light above will be fitted with traditional butt hinges with locks and stays. The existing stall risers will be retained.

The Council's Conservation Architect accepts that the existing timber shopfronts are beyond repair and is satisfied that the proposed replacements will satisfactorily replicate the simple, traditional proportions and materials of the existing shopfronts. Consequently it is considered the amended proposals will safeguard the traditional character of these shops in this historically important setting and result in a welcome improvement to the public realm in this prominent location at the heart of Tarring village.

There will be no adverse effects on the historic character or appearance of the West Tarring Conservation Area.

Recommendation

AWDM/1547/23 APPROVE subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Works to be carried out simultaneously (Nos 3 & 4).
4. Replacement timber framework and doors to be painted and retained.

AWDM/1018/24 GRANT CONSENT subject to Conditions:-

1.Drawing Numbers
2.Standard LBC time limit
3.Make good any damage
4.Protect LB from collapse

Informative

Pro Active Amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 10.06.2025

Authorised by: Louise Prew Date: 10/06/2025