Expiry Date - 17/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0622/23 Recommendation – APPROVE

Site: 41 - 43 South Street Worthing West Sussex

Proposal: Application for Listed Building Consent for replacement of lighting to new LED energy efficient lighting in the front and back of house areas

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to 41-43 South Street also known as Lloyd's bank and is a grade II Listed building. The site is located within South Street Conservation Area.

The property was Listed in 1976 and is described as:-

"*SOUTH STREET 1. 5406 (West Side) Nos 41 and 43 (Lloyd's Bank) TQ 1402 NE 3/126 II 2. Circa 1870. Partly included for its very prominent position at the crossroads between the 2 main streets of the centre of the town. The facade is in 4 straight sections angled round the curve between South Street and Liverpool Road. 3 storeys and attic. Stuccoed. 8 sash windows, 2 to each section, enclosed within an order of 18½ fluted polished granite Corinthian pilasters (paired at ends of each section and to left-hand doorway), supporting entablature and parapet (with 3 pairs of openings for dormers). Moulded frames and pendants to 2nd floor windows. Segmental pediments on brackets to 1st floor windows. Moulded arches on imposts to groundfloor windows, with fielded panels below. Listing NGR: TQ1490802587."*

Proposal

LBC is sought to remove the current Tungsten & fluorescent lighting and upgrade to new LED energy efficient lighting in the front and back of house areas (basement, ground floor, and first floor).

Relevant Planning History:

Most recent LBC approvals at the application property include:

Listed Building Consent for internal alterations for remodelling of ground floor layout and replacement of floor, wall and ceiling finishes and external alterations comprising application of opaque window film to some windows and 3no. semi circular glass panels above ATMs all on north elevation for Lloyds Bank under AWDM/1036/19, decision issued 19 Aug 2019.

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Application for Listed Building Consent for internal alterations to remove 2 no. redundant/decommissioned cashier counters and provide new deposit unit with new ballistic partition under AWDM/1231/17, decision issued 06 Oct 2017.

Consultations:

Adur &Worthing Councils: Design & Conservation Architect: As none of the works proposed would appear to affect any historic fabric of this listed building, I have no objections to this application.

The Worthing Society**:** No objection.

The National Amenities Societies: None received.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM23 (Strategic Approach to the Historic Environment)
DM24 (The Historic Environment)

Planning Assessment

The key consideration is the effect on the historic significance of the Listed Building, and its setting and features of special architectural or historic interest. The works proposed are internal so there would be no impact on the setting of the Conservation Area.

Paragraph 199 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The lights to be replaced will be on a 1 for 1 basis so the internal features of the building would not be significantly altered nor adversely affected. The installation of LED lighting would reduce energy consumption for the building whilst also reducing the total number of light fittings. The Council is satisfied that the proposed works would not undermine the Listed Building's heritage asset; the applicant has confirmed that the making good in sympathy with the

buildings fabric by filling in any blemishes, colour match & touch will be carried out should damage to the painted surfaces occur.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Damage to LB made good within 2 months

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer:	Jason Albon	Date: 14/07/2023
Authorised by:	Peter Barnett	Date: 17 July 2023