Expiry Date - 13/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0776/24 and AWDM/0775/24 **Recommendation – REFUSE**

Site: **Hare And Hounds 79 - 81 Portland Road Worthing West Sussex**

Proposal: **Installation of replacement ground floor doors from painted timber to white UPVC.**

Application for Listed Building Consent for installation of replacement ground floor doors from painted timber to white UPVC

Date of site visit: 20/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Wider consultation: Y, site notice and press notice

Site, Surroundings and Proposal

The application site contains a four-storey terrace property which on the ground floor comprises a pub with residential accommodation above. The Hare and Hounds is a Grade II listed building with a wooden shop front that provides an aesthetic front to the property. The official listing is as follows: *Before 1814. 3 storeys. One window: a sash with glazing bars on top floor, a casement on the middle floor. Victorian pub front on ground floor with pairs of pilasters flanking side doors and moulded brackets at ends; central window over panel. A sash dormer with glazing bars. Painted cobbles, with brick quoins, window surrounds and modillion eaves cornice.*

The listed building forms part of the Chapel Road conservation area.

The doors which are subject to this application are in the rear elevation of an detached outbuilding. The existing doors are single glazed and in a poor state of repair. The application seeks to replace these with double glazed units in a similar style. The doors are proposed to be bi-folding like the existing.

Relevant Planning History:

AWDM/1696/23: Replacement of five single-glazed timber windows on rear (west) elevation with timber double-glazed units. Permitted

AWDM/1697/23: Listed Building Consent for replacement of five single-glazed timber windows on rear (west) elevation with timber double-glazed units. Permitted

95/05555/FULL: PROVISION OF A RETRACTABLE AWNING WITH SUPPORT STRUCTURE OVER THE REAR GARDEN AREA. Permitted

95/05556/LBC: APPLICATION FOR LISTED BUILDING CONSENT FOR THE PROVISION OF A RETRACTABLE AWNING WITH SUPPORT STRUCTURE OVER THE GARDEN. Permitted

93/05585/LBC: APPLICATION FOR LISTED BUILDING CONSENT FOR EXTENSION AT REAR AND ALTERATIONS TO KITCHEN, TOILET AND BAR AREA. Permitted

93/05584/FULL: ALTERATIONS AND EXTENSION AT REAR. Permitted

Consultations:

The Worthing Society:
Thank you for requesting our comments in respect of the above Planning Applications. These relate to a Grade ll Listed Building, circa 1814, with a Victorian pub front. The property is located within a distinctive part of the Chapel Road Conservation Area and has group value with the associated listed buildings.

I have now had the opportunity to discuss the proposal with our Heritage Team. In view of the listed status of this heritage building, we consider that the use of uPVC is not an appropriate material. Although situated at the rear of the property, in our opinion the replacement doors should be in timber on a 'like-for-like' basis to maintain the character of the building.

In summary and for the reasons stated we therefore object to this application.

Adur and Worthing Councils Conservation Officer:
This screen is rather strange as it connects an outdoor seating area to a rear storage area. I can only surmise that it borrows light to the seating area when it is covered by an awning.

As far as I can tell, all the buildings at the rear are physically attached to each other, and hence part of the LB.

I expect if you look up the history for this extension, you will find it was approved using timber, hence it should remain in timber.

Response: Due to the age of the permission there is not information available to evidence the condition of the materials being wood as suggested. With the age of the extension dating back to 1993 it is fully anticipated tat the materials approved would be wooden.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5, DM24
National Planning Policy Framework 2023
Chapel Road Conservation Area Appraisal

Planning Assessment

There is no objection in principle to the replacement doors to residential areas within the built-up area. The key issues are the effect on the impact on the heritage assets, residential and visual amenities of the locality.

Visual Amenity

The NPPF states that '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 (and 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.'

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional72.' (paragraph 206)

The NPPG advises that significance derives not only from a heritage asset's physical presence, but also from its setting. Policy DM24 of the Worthing Local Plan requires that:

a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.
b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

c) Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse

consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.

d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.
e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.

The existing timber doors are in poor condition with the wood rotting. The change in appearance will be significant due to the change of materials to UPVC from the traditional painted wooden finish. The style of the proposed doors is not considered to be similar in style with significant changes including the proposed use of glazing bars between the panes.

The materials that are proposed to be used would be new to the conservation area and directly conflict with the relevant local plan policies which seek to retain original materials and styles that are characteristic of the conservation area. It is appreciated that the doors are to the rear of the site and as such there would be less impact from the material change than if on the principal elevation. However, it is not considered that the alternate location is sufficient mitigation to mitigate the harm to the wider conservation area.

Impact on the listed building

As outlined by the conservation area the buildings at the rear appear to be physically attached to each other and are therefore considered part of the listed building.

Due to the alteration from the historic fabric there will be an impact on the listed building. With the change to UPVC it is considered that these materials will have a negative impact on the listed building failing to preserve its appearance. The existing building has wooden windows and doors throughout that are characteristic of the listed building. As such it is considered the harm to the listed building would be demonstrable to the application. The harm is considered to be less than substantial and there are no public benefits that would outweigh this harm.

Residential Amenity

The proposed replacement will the pre-existing door openings and do not give rise to harm to neighbour amenity.

Recommendation

Reason for **Refusal**:-

> The proposed development would result in the loss of the existing doors which are important features of the listed building and their proposed replacement would fail to replicate the design of the existing windows and would detract from the historic integrity of the listed building amounting to a significant and harmful impact to the Listed Building and within the group setting and on the character and appearance of the Chapel Road Conservation Area. As such the proposed development would be contrary to policies DM5 and DM24 of the Worthing Local Plan, and the relevant policies of the National Planning Policy Framework.

Informative

1. Refused without discussion.

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

Case Officer:	Finlay Gardner	Date: 13/08/2024
Authorised by:	Louise Prew	Date: 13/08/2024