Expiry: 29/08

Development Control – Delegated Officer Report

Application Number: AWDM/0727/23 Recommendation: Grant Consent

Site: 8 Park Crescent

Proposal: Listed Building Consent to replace existing rear garden French windows/doors with white painted timber framed double glazed French window/doors.

Date of site visit: 11/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-terrace Regency townhouse dating from c.1825 within Park Crescent, which is listed Grade II*. The stuccoed terraced houses (numbered 1-14 cons), built in a classical Regency style were designed by Amon Henry Wilds Architect.

The properties are three stories in height with three windows each, the corners of the buildings are stuccoed. Along the crescent the buildings are built in threes with each centre house projecting with pilasters from ground floor to first floor having Corinthian capitals with honey suckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then second storey with small plain pilasters, round headed windows with pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors.

The site is located within the Park Crescent Conservation Area.

Proposal

Listed Building Consent is sought to replace the existing white-painted timber French door/window screen on the rear elevation of a later single-storey rear addition to the dwelling with white-painted timber double-glazed replacement French doors, fixed windows and fanlight and transom windows in a similar but different arrangement. There are no works proposed to the historic original fabric of the building. The application has been amended to amend the proportions of the fixed windows and transom/opening fanlights.

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Relevant Planning History:

None of relevance to this application.

Consultations:

Adur and Worthing Councils Design & Conservation Architect

The revised scheme for the replacement glazed screen and doors is acceptable. This will be a replacement for part of the building which due to its modern construction has little significance to the importance of this grade II* listed building.

Representations:
No representations received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): DM5, DM23, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

The relevant consideration is the effect of the proposals on the special architectural and historic importance of the building.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is given to the desirability of preserving listed buildings, their setting and any special features of special architectural or historic interest they possess.

Paragraph 199 of the NPPF requires 199 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.

Policy DM5 of the Local Plan requires development to respect, preserve and where appropriate enhance heritage assets and settings.

Policy DM24 states that Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected.

The proposed works relate to a later addition to the rear of the building which is less historically sensitive than the original building and is not visible from outside the enclosed rear garden. Nevertheless the works will be carried out in timber, a traditional material, and will maintain the existing 'light-weight', predominantly glazed, appearance of the existing screen. The proposals would therefore preserve the historic character and appearance of the building and can be supported.

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Recommendation

GRANT CONSENT subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated.
4. Make good any damage

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: Finlay Gardner Date: 31/08/2023

Authorised by: Jo Morin Date: 31.08.2023