DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/08/0783/LBC – Flat 2, Jason Court, Heene Terrace, Worthing

SITE AND SURROUNDINGS:

Part of attractive mid-Victorian terrace grade II listed building, situated within the Marine Parade and Hinterland Conservation Area. See file for full description from the historic buildings list.

RELEVANT PLANNING HISTORY:

Retrospective applications were submitted earlier this year for the retention of four replacement windows into one of the basement flats of Jason Court (WB/08/0033/LBC & WB/07/1004/Full). These windows were powder coated aluminium and where opening, were top hung casements. The opening form of these windows and their profiles were not only considered to be unsympathetic to the character of the adjacent windows but were also considered to be detrimental to the building's special architectural or historic interest. Both applications were refused.

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

WS Structure Plan 2001-2016 - Policies CH4 and CH5

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

These current applications relate to the installation of four replacement windows into one of the flats in the basement of Jason Court. Three of the windows are situated along the western elevation of the block whilst the fourth window is in the eastern elevation adjacent to the pavement along Wordsworth Road. These windows would be double glazed, double sliding, timber sash windows. Original double hung, sliding sash, timber windows can be seen adjacent to the windows.

The proposed windows would be very similar in design to the other original Victorian windows in the building. The main difference would be the depth of the mid-rail which needs to be heavier due to the increased loading of the double glazed units. Due to their basement location this difference is unlikely to be very noticeable.

The current unauthorised, double glazed aluminium windows were installed prior to 1994. The fact that this flat has enjoyed double glazed windows for some length of time, is considered to be a material consideration. The proposed windows are also considered to be a vast improvement over those currently installed. As such the proposed windows are not considered to be detrimental to the building's special architectural or historic interest.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. However, bearing in mind the nature of the proposed works, it is not considered that there are any material implications, and accordingly it is considered acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

That listed building consent should be granted.

IS RECOMMENDATION CONTRARY TO LETTER OF REPRESENTATION? No

Case Officer si[redacted]

Date: 30th September 2008

Authorising Officer

Sign……Date……