THE WORTHING SOCIETY

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Senior Planning Officer
Planning Department
Worthing Borough Council
Town Hall
Chapel Road
Worthing BN11 1HA

23 November 2023

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WORTHING SOCIETY CONSULTATION RESPONSE

RE: AWDM/1477/23 | 14 Ambrose Place Worthing West Sussex BN11 1PZ
and ASSOCIATED AWDM/1478/23 - Application for Listed Building Consent

Demolition of existing garage, construction of new garage, internal alterations and installation of new external doors and windows to Grade II listed building.

Thank you for requesting our comments in respect of the above mentioned Planning Application together with the application for Listed Building Consent.

The proposal relates to a Grade ll Listed Building within the Chapel Road Conservation Area (CA). This property is part of the prestigious Regency terrace which is of national importance. The property therefore has 'group value' with the adjacent listed buildings.

The rear elevations facing north into Richmond Road are also important to the setting and historic character of the terrace. This aspect forms an important element in the conservation area and contributes to the setting of the proximate St Paul's Centre which is a Grade II* Listed Building at the east end of the terrace.

I have now had the opportunity to discuss the plans with our Heritage Team and we consider that the single-storey design of the proposed new garage is an improvement on the previous application which included a two-storey element. The reduced size and mass of the revised design will better complement the neighbouring buildings and will not detract from the north facing elevation of the terrace.

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The materials and layout for the proposed garage now appear sensitive to the Listed Building and the street scene. We have noted that the brickwork and flint work is being arranged in panels to match the existing flint panels facing Richmond Road, which is welcome.

There is, in addition, a considerable schedule of proposed internal changes. These include the following:-

- Alterations to the basement floor WC and Kitchen and construction of new WC and Utility room.
- Alteration to Ground Floor Utility Room, WC and formation of a Boot Room.
- Alterations to second floor en suite and dressing room.
- Alterations to third floor bathroom, landing and ceiling.

We note that the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Therefore, close attention needs to be paid to ensure traditional materials are used. Where repairs or alterations are deemed appropriate the materials used should be and replaced on a 'like for like' basis. This is particularly important for external doors and windows to protect the character of the building and neighbouring listed properties. Given the status of the building we also consider that any internal period features should also be retained.

Due to the fact that we do not have access to the building, it is difficult for us to comment further. Therefore, we respectfully suggest that the proposed changes to the internal layout are also considered in detail by the Conservation Officer.

I hope this is helpful.

Yours sincerely,

[redacted]

Cc: Design and Conservation Architect, [redacted]