Expiry Date - 31/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0951/23 Recommendation – APPROVE

Site: 11 Warwick Road Worthing West Sussex

Proposal: Application for Listed Building Consent for the repair of the south elevation wall of the rear projection.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to No. 11 Warwick Road which belongs to the terraced row of grade II Listed Building's (No.s 1-15) located to the east side of Warwick Road. The site lies within the easterly boundary of Steyne Gardens Conservation Area.

The property was Listed in 1975 and is described as:-

"*WARWICK ROAD 1. 5406 (East Side) Nos 1 to 15 (consec.) TQ 1502 NW 5/18 20.6.75. II GV 2. Early C19. 3 storeys and basement with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopies on the 1st floor. (Those at Nos 7, 10 and 13 missing). Roundheaded doorways in moulded frames up 3 steps with semicircular fanlights and 6-panel moulded doors. Some glazing bars missing. Nos 1 to 15 (consec.) form a group. Listing NGR: TQ1532402577."*

Proposal

LBC is sought to repair of the south elevation wall of the rear projection. The extent of the works is set out in the heritage statement submitted with the application:

1. Remove the foul waste and rainwater pipework from the wall.
2. Remove render finishes and plyboard from the wall.
3. Introduce Rockwool insulation into the wall if not already present.
4. Clad the wall with 3 coat sand cement render on stainless steel Riblath on a DPC breather paper over timber battens, to create a drained and ventilated cavity, over a Permavent Safeshield XT Reflect breather membrane on 20mm thick Promat.
5. Provide new extended sills to the existing windows to accommodate the additional wall thickness.
6. Apply mist coat and 2 coats emulsion paint to the new render.
7. Adjust underground foul and surface water drainage to accommodate reinstated waste water pipework.
8. Reinstate foul and surface water waste pipework.

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Relevant Planning History:

Most recent LBC/ planning permissions at the application property is for a 3-storey rear extension and alterations in connection with conversion to two self-contained flats and one self-contained maisonette under WB/0900/88/LB & WB/0857/88, decisions issued 18/10/1988.

Consultations:

Adur &Worthing Councils: Design & Conservation Architect: As the rear extension was constructed in 1988 it will hold little significance in terms of the special importance of this building. The current building defects appear to have occurred due to substandard materials and workmanship. In the circumstances I support this proposal and the approach being taken.

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 to the rear of the property and would only be visible when viewed from locations within Denton Gardens to the east which is located outside of the Conservation Area's designation, thus, 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 applicant has demonstrated the urgent need for repair work to the south elevation of the rear projection and has provided more than satisfactory justification for the works proposed. Moreover, as highlighted in the history of the site and Council's Design & Conservation Architect's consultation response, the rear projection the subject of this application is not original but rather an extension to the Listed Building, approved by the Council in 1988. Thus, the rear projection carries little significance insofar as the listing is concerned. The Council is satisfied that the proposed works would not undermine the Listed Building's heritage asset and the schedule of works proposed are acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard LB/CA 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: 31/08/2023

Authorised by: Date: