Expiry Date - 08/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1445/24 Recommendation – APPROVE

Site: Heslington House 56 Richmond Road Worthing West Sussex

Proposal: Listed Building Consent for Proposed 2no. cast metal gates to replace current (non original) timber gates to the West (electric sliding) and South boundaries

Date of site visit: 25/02/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the northern side of Richmond Road and east of Victoria Road. It contains a detached building in use as flats. The building is Grade II listed with the following official listing:

"RICHMOND ROAD 1. 5406 (North Side) No 56 (Heslington House) TQ 1402 NW 1/25 TQ 1402 NE 3/25 II 2. About 1845. 2 storeys, 5 windows and extension of 2 windows to north-east. Stuccoed. Cornice and high parapet with pediment in it. Large flat hood to door added later. The south-west side has 2 windows with pediment over."

The site is within Richmond Road Conservation Area.

Proposal
The proposal is for the installation of cast iron gates to the Victoria Road entrance from the site. The gates are to replace the existing wooden gates.

The new gates are to be electronic but are returning the gates to a more appropriate cast iron gate characteristic of the area and property. The flint wall is to be retained to the side and then rendered pillar caps to be retained attaching the gates to the wall.

Relevant Planning History:
AWDM/1877/22 - Application for Listed Building Consent for Demolition and rebuilding of the modern east wing, replacement of existing roof and other external and internal alterations to facilitate a change of use from Offices (Class E) to provide eight flats (C3). Application to vary Condition 1 (Approved Plans) of previously approved AWDM/1503/20 to move the eastern extent of the purposed building away from the boundary of the site and alter the roof materials to a GRP membrane and replace the parapet wall. **Approved** 20/02/2024.

Consultations:

Worthing Society: Thank you for requesting our comments in respect of the above mentioned Planning Application which relates to a Grade II Listed Building in the Richmond Road Conservation Area. This is a former mansion house which occupies a significant corner site.

I have now had the opportunity to discuss this matter with our Heritage Team and I am pleased to advise you that we have no objection to this application.

Conservation architect: I have now looked at Heslington House, and I am happy to support the 2 pairs of gates other than the possibility of the electronic openers being side mounted. The application gives 2 options, side or ground mounted. The ground ones hide most of the gear below ground, which will be important due to the open nature of the proposed cast metal gates. I expect this can be conditioned.

WSCC Highways:

Summary

The proposal seeks permission to replace the existing timber gates with cast metal gates at both the western access onto Victoria Road and southern access onto Richmond Road (A259). The principle of gates at these accesses is well established through the presence of the existing timber gates at this property for several years, therefore the Local Highways Authority would raise no severe highways safety concerns to this proposal.

Western Gated Access

The proposal seeks to install automatic gates at the western access point onto Victoria Road, as this will serve the greater number of residents/ anticipated movements. The proposed gates are operated on a sliding mechanism therefore will have no impact on available space within the site nor obstruction of the publicly maintained highway whilst it is in operation. The applicant should ensure that any mechanisms for the working of this gate do not overlap or obstruct the publicly maintained highway at this point.

Southern Gated Access

The Southern Gated access will not be an automated arrangement. The LHA is aware that this has been previously agreed by the LPA alongside separate planning applications, however it is considered that there would be benefit in the applicant considering automated gates at this access point, ensuring the free flow of traffic along the A259. The Local Highways Authority do consider also that this is an existing gated access point and that there have been no highways safety concerns with its use. The changes in the material of the gates would not be considered to cause a highways safety concern.

Conclusion

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
There is no objection in principle to extensions and alterations to residential dwellings within the built-up area subject to assessment on the impact on the listed building as outlined below.

Conservation Area and Visual Amenity
The development proposes the installation of new gates to serve both the Victoria Road and Richmond Road entrances. In the current situation the gates do not contribute to the overall character or the conservation area or the listed building itself. The alteration to the cast iron gates is considered to be an improvement which will provide a more sympathetic addition to the application site.

Altering the materials to one more characteristic to the conservation area and more in keeping with the listed building as such it will provide an overall improvement. The introduction of an electrically powered gate will result in a more modern feature that will ensure the longevity of the property and the sustaining the listed building.

In relation to the listed building, the development is considered minor in nature. The conservation architect has advised that the proposal is acceptable. All works are to the edge of the property and on the edge of the site.

To ensure that the gates do not affect the conservation area or the setting of the listed building the electronic mechanism used for the gate will be hidden underneath rather than to the side. Resultant of this the proposal is considered to be sympathetic to the host dwelling and acceptable in terms of heritage impact.

Overall, the proposed gates are considered to preserve the appearance of the listed building and conservation area in accordance with policy DM24 of the Worthing Local Plan, the relevant sections of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Gates to be Ground Mounted
4. Protect listed building
5. Make good listed building

Informative

1. NPPF approved without discussion

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

Case Officer: Finlay Gardner Date: 25/02/2025

Authorised by: Louise Prew Date: 28/02/2025