Expiry Date - 28/08/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/0918/23** **Recommendation – APPROVE**

**Site:** **Flat 4 West Mansions 18 Heene Terrace Worthing**

**Proposal:** **Listed Building Consent for Internal alterations to form one bedroom flat**

**Date of site visit:** 19/07/23

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located to the north of Heene Terrace and opposite the seafront within the Marine Parade and Hinterland Conservation Area. The property comprises of an end of terrace, five storey building including a basement and attic. Flat 4 to which the application relates is located to the rear north-east corner of the building. The terrace is Grade II Listed, c.1865, and has banded render to the front and side elevations and buff brick to the rear, with balconies at first floor to the front with a slate roof and vertical sliding sash windows.

**Proposal**

Listed Building Consent is sought for internal alterations to form a one bedroom flat.

The existing layout consists of a bedsit with separate kitchen and bathroom. The application proposes to change the kitchen to a bedroom and install a kitchen within the main living space. A separate lobby would be formed at the entrance to the flat to satisfy building regulation requirements. New smoke detectors would be fitted.

The application has been amended to alter the shape of the lobby so that it does not cut across the chimney breast.

**Relevant Planning History:**

Flat 10, West Mansions - AWDM/0242/22 - Listed Building Consent for internal alterations involving removal of glazed screen and door replacement with stud partition and re-siting of kitchen – Approved

**Consultations:**

***Design and Conservation Architect -*** The main issue with this is the form of the proposed lobby. It needs to replicate the one shown on AWDM/0242/22, in

a rectangular form, not angling into the room and crashing into the middle of the chimney breast.

***Officer response:*** The application has been amended in line with these comments.

***The Worthing Society* -** No comments received

***The National Amenities Societies –*** No comments received

**Representations:**

None received

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Marine Parade and Hinterland Conservation Area Appraisal

**Planning Assessment**

The property is a grade II listed building therefore the primary consideration will be whether the proposed works are acceptable in terms of their impacts on the historic character and appearance of this heritage asset. Great weight is given to protecting the building from harm or loss that would affect its special interest and character.

***Heritage Assets, Conservation Area and Visual Amenity***

The works are internal and there would be no visible change to the exterior of the building. The application only intends to install a stud wall and fire door to create a protected lobby and to add a kitchen within the living space, no walls or original features are to be removed. The works required to reroute plumbing and electrics for the kitchen would not interfere with the internal features of the building and would not result in the loss of historic fabric. The shape of the lobby was amended to ensure that the wall did not intersect with the chimney breast, thereby preserving this feature within the room.

The works are the same as those approved at Flat 10 under application AWDM/0242/22.

The proposed internal alterations would not result in harm to the heritage features, fabric or special interest of the Grade II Listed Building, or have any adverse impact on the character or appearance of the Conservation Area or the visual amenities of the locality.

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**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Any damage made good

**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Amanda Haslett Date: 18/08/23

Authorised by: Gary Peck Date: 18 August 2023