Development Control – Delegated Officer Report

Application Number: AWDM/0490/24 **Recommendation – REFUSE**

Site: **Flat 1, 13A Montague St, BN11 3AX**

Proposal: **Replacement of existing Crittall windows at first and second floors to the north elevation Flat 1 and 2 with powder coated black aluminium.**

Last visited: 23/4/2024

Neighbours checked: Y

Additional neighbour notifications:

Site and Surroundings

This building forms part of a terrace which wraps around Montague Street into South Street and then into Marine Parade. The Royal Arcade is also part of this complex, built in 1925. These buildings have been identified by the Council as Local Interest Buildings and are also positive contributors to the character and appearance of the South Street Conservation Area.
These buildings have retained their steel Crittall windows along Montague Street and South Street, although some have double glazed units.

Proposal
The development proposes the replacement of the existing crittall windows with powder coated aluminium windows.

Relevant Site History:
Ref: 08/0683/FULL – Approved – Aug 2008 Revised proposals for the conversion of & extension to upper floors to provide 2 one bedroom residential flats & 1 studio flat with alterations to implement the use including the formation of a new internal staircase & access to the rear part of the exiting ground floor shop premises (WB/08/0167/FULL)

Ref: 08/0167/FULL – Approved – April 2008 Conversion of & extension to upper floors to provide 2 one-bedroom residential flats & 1 studio flat with alterations to implement the use including the formation of a new internal staircase & access to the rear part of the exiting ground floor shop premises

Consultations

Worthing Society: As far as we can ascertain from the submitted drawings and information, the proposed aluminium framed windows would be very similar in appearance to the existing Crittall windows. However, the windows are a very important feature of the South Street elevation of Arcade Buildings

and it is essential that the details of the proposed windows match the existing in such matters as frame widths and glazing bar patterns. We trust that your Conservation Architect, Richard Small, will be involved and will be able to give detailed advice. Subject to this, the Worthing Society would not wish to object to the proposal.

Representations:

Relevant Planning Policies

Worthing Local Plan policies (2023): SP1, SP3, DM5, DM16, DM24
National Planning Policy Framework (2023)
Planning Practice Guidance
Supplementary Planning Guidance 'Extending or altering your home'

Planning Assessment

Principle
There is no objection in principle to alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality
.
Visual amenity and impact on designated heritage assets

All applications should be of high architectural and design quality and respect and enhance the character of the site and prevailing character of the area. This includes consideration of materials and detailed design. The NPPF seeks to secure high quality design and makes clear that poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused.

This building forms part of a terrace which wraps around Montague Street into South Street and then into Marine Parade. The Royal Arcade is also part of this complex, built in 1925. These buildings have been identified by the Council as Local Interest Buildings and are also positive contributors to the character and appearance of the South Street Conservation Area.

The building is an attractive feature in the street scene that has retained its character through the preservation of the original Crittall windows. The building has a uniformity particularly along the Montague St and South Street elevations where they have retained their steel Crittall windows, although some have double glazed units.

The current proposed aluminium windows differ in appearance to the steel W20 type. The projecting cill and overall dimensions of bottom frame differs in height, the casement window coupling section differs quite dramatically, and the overall depth of the units differs and would not line though with the mid panel and the subdividing posts. It is also noted that the Duration

Windows quotation drawings show a completely different subdivision pattern to the existing.

It is considered that the replacement windows would cause less than substantial harm at the lower end of the scale to the local interest building and the wider South St Conservation Area.

Impact on the amenities of neighbouring occupiers

There would be no change to residential amenity as the windows are in the place of existing windows.

Recommendation

REFUSE for the following reason

The proposed replacement of the original crittall windows with aluminium would, by reason of their design, material, glazing pattern and frame proportions undermine the architectural integrity of the building and represent a poor quality design that fails to replicate the existing windows or preserve the character of the building, having a significant and harmful impact on the visual amenities of the locality and South St Conservation Area. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the policies of the National Planning Policy Framework.

Informative:

Refused without amendment

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

Case Officer: Louise Prew Date: 06/06/2024

Authorised by: Gary Peck Date: 6 June 2024