Expiry Date - 04/02/2025

# Development Control – Delegated Officer Report

**Application Number: AWDM/1468/24** **Recommendation – GRANT CONSENT**

**Site:** **94 South Street Worthing West Sussex BN14 7NB**

**Proposal:** **Listed Building Consent for formation of internal fire stud wall (with sliding door) between kitchen and staircase to provide protected fire escape route to external door.**

**Date of site visit:** N/A - Desk-top assessment using photos supplied.

**Neighbours checked:** Y

**Additional neighbour notifications**: N

## Site and Surroundings

The application relates to a flint and brick-faced, mid-terrace 2-storey cottage dating from the early C19 located on the east side of South Street. The cottage is one of 3 Grade II listed flint-faced cottages in this terrace set back a short distance from the edge of the highway enclosed by a coursed flint cobble wall. The C20 buildings attached to the southern end of the terrace, wrapping round onto the corner of Westland Avenue are not listed.

The statutory Listing for 92-94 (including the front wall) states:

*SOUTH STREET 1. 5406 (East Side) West Tarring Nos 94 and 96 including TQ 1303 12/184 low wall to front gardens II 2. A pair abutting No 92. Early C19. 2 storeys. Flint end red brick dressings. Slate roof. Brick modillion eaves cornice. Gable chimney to go 96. No 94 has one window and left-hand door. No 96 has 2 windows (the lower right one a door). Both have low flint wall to street with flat stone coping. The above entry shall be mended to reads 1. 5406 SOUTH STREET (East Side) West Tarring No 96, including low wall TQ 1303 12/184 to front garden II 2. An early C19 pair of houses, now united. 2 storeys. Flint with red brick dressings. 3 windows. Door below second window and to left of 3rd. Slate roof. Brick modillion eaves cornice. Abutting No 92 on right; gable chimney on left. Low flint wall to street with flat stone coping. Listing NGR: TQ1334803615.*

The site is not located within a Conservation Area.

## Proposal

Listed building consent is sought for the formation of an internal fire stud wall with ‘pocket’ door between the kitchen and open staircase to provide a protected fire escape route to the external back door.

The need for the work arises following the service of an Improvement Notice under the Housing Act 2004 which detailed a number of hazards and deficiencies at the property requiring remedial action. The proposed works are necessary to remedy a fire hazard arising from the internal layout of the dwelling, with all bedrooms comprising ‘inner’ rooms with no protected fire escape route.

The positioning of the proposed fire stud wall with ‘pocket’ door follows advice provided to the Applicant by the Council’s Conservation & Design Architect at pre-application stage.

**Relevant Planning History:** None

**Consultations:** The Council’s Conservation & Design Architect has raised no objection to the proposals, noting that the stud wall is a feature that could be removed in the future when no longer required.

**Representations:** None received.

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

**Planning Assessment**

The key consideration is the effect on the historic significance of the listed building.

Paragraph 212 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. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The starting point when considering proposed works to a listed interior is always the 'plan form' of the original building, that is, the layout and arrangement of rooms and sub-division of internal spaces. The Council’s Conservation Architect has commented that the original plan form appears to have been a main front room with a fireplace and a secondary room at the rear with an open staircase to the first-floor. This is where the kitchen is located and as a high risk area (for fire) compromises the escape route from

the first-floor. The proposed new stud wall with ‘pocket’ wall will have the effect of sub-dividing the secondary rear room. However, the Conservation Architect has noted that this feature could be reversed in the future if no longer required. The works amount to less than substantial harm and are necessary to meet the requirements of the Improvement Notice and to maintain a viable residential use of the building and safeguard its contribution as part of the existing housing stock.

**Recommendation**

**GRANT CONSENT** subject to Conditions:-

1. Drawing Numbers
2. Standard LBC time limit
3. Make good and damage
4. Protect LB from collapse

**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**

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| Case Officer: | Jo Morin | Date: | 14.01.2025 |
| Authorised by: | Louise Prew | Date: | 16/01/2025 |