Expiry Date - 01/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1696/23 Recommendation – APPROVE and AWDM/1697/23

Site: **Hare And Hounds 79 - 81 Portland Road Worthing West Sussex**

Proposal: **Replacement of five single-glazed timber windows on rear (west) elevation with timber double-glazed units (AWDM/1696/23)**

Listed Building Consent for replacement of five single-glazed timber windows on rear (west) elevation with timber double-glazed units. (AWDM/1697/23)

Date of site visit: 13/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Wider consultation: Y, site notice and press notice

Site, Surroundings and Proposal

The application site is a four storey terrace property which on the ground floor comprises a pub with residential accommodation above. The Hare and Hounds is a Grade II listed building with a wooden shop front that provides an aesthetic front to the property. The official listing is as follows: *Before 1814. 3 storeys. One window: a sash with glazing bars on top floor, a casement on the middle floor. Victorian pub front on ground floor with pairs of pilasters flanking side doors and moulded brackets at ends; central window over panel. A sash dormer with glazing bars. Painted cobbles, with brick quoins, window surrounds and modillion eaves cornice.*

The listed building forms part of the Chapel Road conservation area.

The windows which are subject to this application are in the rear elevation. The existing windows are single glazed and in a poor state of repair. The application seeks to replace these with double glazed units in a similar style. The windows are proposed to be sliding sash like the existing.

Relevant Planning History: None

Consultations:

The Worthing Society:

We do not have any objection in principle to timber framed double glazed windows at the rear of this property. However, the plans submitted are not very clear and it is important that the sizes of the proposed frames, glazing bars and meeting rails are the same as, or very close to, the existing windows. In particular, there are two windows that appear to be original early 19th century examples, with thin glazing bars that will be difficult to replicate. These windows typically do not have horns, whereas the submitted plans show this feature on the replacement windows, which would not be appropriate. We would ask that more detailed drawings are provided, taking into account the above comments.

Adur and Worthing Councils Conservation Officer:
No objections following the alterations and clarification on details.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5, DM24
National Planning Policy Framework 2023

SPG 'Extending or Altering Your Home' (WBC)
Chapel Road Conservation Area Appraisal

Planning Assessment

There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The existing timber windows are in poor condition. While the replacement windows will be double glazed with slightly wider bars resulting in some loss of original character to this older building it will not be visible from any public vantage point. The revision has reduced the thickness of the bars slightly to make them closer to that of the existing windows. There is not considered to be any unacceptable harm to the street scene, the character and appearance of the building or overall area. The amendment to the proposal narrowing the bars paired with the similar style of the windows allows the proposal to be harmonious to the host dwelling.

Impact on Heritage Assets

Due to the alteration from the historic fabric there will be an impact on the listed building. However, following the revisions and the narrowing of the bars on the windows it is not considered that there would be an unacceptable impact on the listed building.

With the location of the windows to the rear of the property and the use of wooden windows it is considered that they will be harmonious with the wider Chapel Road conservation area. With the windows proposed being similar in appearance to the existing widows with historic features replicated the replacement windows are considered to be a sympathetic replacement which preserves the appearance of the conservation area.

Residential Amenity

The proposed replacement will the pre-existing window openings and do not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit

Informative

1. Approved following revisions

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

Case Officer: Finlay Gardner Date: 26/04/2024

Authorised by: Louise Prew Date: 26/04/2024