Expiry: 19/09

Development Control – Delegated Officer Report

Application Number: AWDM/1000/23 Recommendation: Grant Consent

Site: Flat 5, Ace House, 1 Bridge Road, Worthing, BN14 7BU

Proposal: Listed Building Consent for partition wall and door opening (Constructed approx. 30 years ago.

Date of site visit: 01/08/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Ace House (Formerly Bridge House) is located on Bridge Road to the north east of Worthing Station. The application relates to a standalone dwelling which has been split into flats. To the rear of the property there is a terrace of houses that run parallel to the railway line. The building is Grade II Listed with 2 stories and 2 windows. Ionic pilasters at the sides. Windows in frames, those on the ground floor having entablatures over supported by consoles. Slate roof with lead ridges and a Porch with fluted Doric columns, a Rectangular fanlight. Stuccoed.

The site is not located within a Conservation Area.

Proposal

Listed Building Consent is sought to retain an internal partition wall and door opening which has been in situ for over 30 years. The wall separates the living room from the kitchen with a door opening from the hallway within Flat 5.

Relevant Planning History:

None of relevance to this application.

Consultations:

Adur and Worthing Councils Design & Conservation Architect

Although the length of time this has existed shouldn't be a factor in deciding its acceptability, from what I can glean from the plan of this flat, it doesn't appear to have harmed the significance of this particular building. In the circumstances, I raise no objections.

Representations: No representations received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): DM5, DM23, DM24

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National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

The relevant consideration is the effect of the proposals on the special architectural and historic importance of the building.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is given to the desirability of preserving listed buildings, their setting and any special features of special architectural or historic interest they possess.

Paragraph 199 of the NPPF requires 199 that 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy DM5 of the Local Plan requires development to respect, preserve and where appropriate enhance heritage assets and settings.

Policy DM24 states that Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected.

The proposed works relate the internal aspects of the applications site. The works that form part of this application are not considered to have resulted in any detriment to the special architectural interest or historic character of this listed building or its setting. As such it is considered that there is no conflict with the NPPF and the relevant policies within the Worthing Local Plan.

Recommendation

GRANT CONSENT subject to Conditions:-

1. Drawing Numbers - retrospective

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:	Finlay Gardner	Date: 19/09/2023
Authorised by:	Jo Morin	Date: 19.09.2023