Development Control – Delegated Officer Report

Application Number: AWDM/0436/25 **Recommendation – APPROVE**

Site: Flat 2 7 Park Crescent Worthing West Sussex BN11 4AH

Proposal: Application for Listed Building Consent for alterations to internal wall and door location, raising of kitchen and bathroom floor and false ceiling to bathroom (retrospective).

Date of site visit: 01 May 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the eastern side of Park Cres. The property contains a two-storey building in use as flats. The application relates to the ground floor flat. The building is Grade II* listed with the following listing:

PARK CRESCENT 1. 5406 Nos 1 to 14 (consec) TQ 1402 NW 1/26 11.10.49. II* GV 2. 1829-1830. Amon Henry Wilds Architect. 3 storeys. 3 windows each. Stuccoed. The houses are built in 3s. Each centre house projects with pilasters from ground to 1st floor having Corinthian capitals with honeysuckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then 2nd storey with small plain pilasters, round-headed windows and pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and a castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors.

Nos 1 to 14 (consec) and the gateway and lodges form a group with Beechwood Hall.

Proposal
Retrospective consent is sought for changes to the rear bathroom and kitchen. It is understood the works took place about 10 years ago.

The design and access statement describes the works as follows:

The alterations are summarised as follows;

• A new softwood suspended sub-floor has been inserted approximately 170mm above the existing level, in order to create a void for service runs.
• The dog-leg in the existing light-weight, modern, timber-stud partition has been slightly relocated for space planning purposes.
• The existing doorway has been relocated, in the new partition, re-using the existing joinery and fittings.
• The new kitchen and shower room has been fitted out using existing service penetrations and causing no damage or further alterations to the existing building fabric.
• A lowered, MF ceiling with access hatch has been installed in the bathroom.

Relevant Planning History:

AWDM/1163/12 | Two storey rear extension to enlarge two existing flats with alterations. Refused 15 Jan 2013
AWDM/1164/12 | Two storey rear extension to enlarge two existing flats with alterations (Listed Building Consent).

11/0286/FULL | Proposed rear extension and second floor extension to enlarge two existing flats and provide an additional flat including demolition of small existing lean-to store building. Refused 03/08/2011
AWDM/0133/11 | Application for Listed Building Consent for proposed rear extension and second floor extension to enlarge two existing flats and provide an additional flat including demolition of small existing lean-to store building. Refused 03/08/2011

92/05516/EUC: GROUND FLOOR FRONT, 7 PARK CRESCENT WORTHING WEST SUSSEX APPLICATION FOR AN ESTABLISHED USE CERTIFICATE FOR USE OF GROUND FLOOR FRONT AS A ONE BEDROOMED FLAT.

94/05562/LBC | APPLICATION FOR LISTED BUILDING CONSENT FOR ALTERATIONS TO SELF CONTAIN FLAT BY FORMING NEW ACCESS FROM WITHIN HABITABLE AREA (GROUND FLOOR FRONT FLAT). Granted 10/11/1994

Flat 4
AWDM/1362/19 | Listed Building Consent for relocation of front entrance door, internal alterations to include new stud walls, reconfiguring room layout and blocking up existing internal door. Permitted 08/11/2019

Consultations:
Conservation architect: I have no objection to the unauthorised works that are the subject of this application. Based on the information given, nothing of notable significance has been altered in this particular flat.

Worthing Society: Thank you for requesting our comments in respect of the above application which relates to a Grade II* Listed Building located within the Park Crescent Conservation Area. I have discussed the alterations with our

Heritage Team who consider this is beyond our remit because these changes relate to the internal layout of the building and we have no access. However, in view of the listed status of this building, we suggest the application is referred to the Design and Conservation Officer for his guidance.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Retrospective consent it sought for a number of works as outlined above. The undertaken works are all to the rear outrigger element of the building and internal. A site visit was undertaken by the planning and conservation officers to view the undertaken works. As noted above, no objection was raised regarding the works as nothing within the building of notable significance was altered. It is therefore considered that the significance of the Listed Building has been preserved.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

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: Louise Prew Date: 15/05/2025

Authorised by: Peter Barnett Date: 15 May 2025