Development Control – Delegated Officer Report

Application Number: AWDM/0031/24 Recommendation – APPROVE

Site: 10 Jason Court Heene Terrace Worthing West Sussex

Proposal: Installation of replacement timber double-glazed windows and French doors, gas flue, air vent and external wall light to balcony

Application Number: AWDM/0032/24 Recommendation GRANT CONSENT

Site: 10 Jason Court Heene Terrace Worthing West Sussex

Proposal: Application for Listed Building Consent for internal and external alterations comprising replacement timber double glazed windows and French doors, replacement/reconfigured stud/plasterboard walls, installation of pocket door in support wall, addition of plasterboard to ceilings, installation of gas boiler and flue, flueless gas fire, proposed air vent, removal of lower ceiling to hallway, replacement flat entrance door and external wall light to balcony

Date of site visit: 26.11.2024 (by JA and RS)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a first floor flat located within Jason Court, a 4-storey Victorian building with basement and roof accommodation which forms the eastern 'end-stop' to Heene Terrace, on the corner of Heene Terrace and Wordsworth Road.

The building is Grade II Listed. The statutory Listing (East Mansions) states:

"*HEENE TERRACE 1. 5406 East Mansions Heene Court Mansions Nos 6 to 10 (consec.) Nos 11 and 12 (Mayfair Hotel) Nos 13 to 17 (consec.) West Mansions TQ1402 SW 2/91 TQ 1302 14/91 12.9.75. II GV 2. 1865, possibly by G A Dean. A unified composition set back from the sea front behind a garden. 3 storeys, basement*

and attics. Fawn-coloured brick with stucco dressings, including bracketed cornice and drafting to basement and ground storey. Mansard slate roof. 3 windows to each home, mainly sashes but some altered. Tall dormers, across 1st storey on large scroll brackets, with decorative iron railings from which rise spiral columns supporting cyma reversa canopy, which projects forward over the porches of composite columns and pilasters supporting an entablature, which are paired except for the 2 houses at either end, and the 3 centre houses, which project somewhat and have balconies continuous with the porches (3 bays to each house). The end houses also project somewhat, have 5 windows and a central porch. Both central and end houses have a full attic storey with its own cornice. Many sections of balcony and some porches are glazed in. West Mansions and the upper storeys of No 8 are stuccoed. The chimneys vary. Many are tall with bold bracketing, others have moulded cornice. The basement areas have railings with pike finials. The rear has half-landing extensions in abutting pairs. East Mansions, Heene Court Mansions, No 6 to 17 (consec.), and West Mansions, Heene Terrace and the Burlington Hotel, Wordsworth Road, form a group of which the Burlington Hotel is of local interest only. Listing NGR: TQ1390702197."

Formerly a hotel ('Gardiner's Hotel') until the early 1960s, planning records show that Jason Court was converted into flats prior to listing in 1975. The application property, a small 1-bedroom unit is located in the southeast corner of the building with windows and French doors facing Wordsworth Road and Heene Terrace (respectively).

The site is located within the Marine Parade and Hinterland Conservation Area.

Proposal

Planning permission and Listed Building Consent is sought for various external and internal alterations to improve internal living conditions and energy efficiency. Discussions have taken place with the Applicant over a lengthy period and the detailed proposals have been amended in response to advice from the Council's Conservation Architect. As amended, the proposed works consist of: -

- Install gas boiler and flue with gas pipe routed from existing gas pipe servicing apartments on the floors above and below
- Install flueless gas fireplace on internal south wall (in-between French doors).
- Insert air vent (to provide enough safe airflow for the flueless gas fireplace)
- Replacement double-glazed (Slimlite) timber windows (sashes only to Windows C and D) – fronting Wordsworth Road.
- Replacement double-glazed (Slimlite) French doors (and fanlight) A and B opening onto balcony fronting Heene Terrace.
- Installation of wall light to balcony
- Replacement/reconfiguration of non-original internal stud/plasterboard walls (including pocket doors A and B)
- Insertion of new (pocket door C) opening to load bearing wall
- Replacement flat entrance door
- Boarding over of (non-original ceilings), and

- Removal of (non-original) lower ceiling to hall, bathroom, boiler cupboard, storage cupboard.

This report covers the applications for planning permission and Listed Building Consent.

Relevant Planning History:

None for Flat 10.

No. 1 Jason Court

Retrospective application for Listed Building Consent for the installation of a replacement front door under 98/00926/LBC – Refused 2 Jan 1999.

Application for Listed Building Consent for the removal of existing unauthorised PVCu door and replacement with wooden door, frames and appropriate glazing under 99/00870/LBC Granted Consent 22 Nov 1999.

Application for Listed Building Consent, internal alterations to provide en-suite, utility room, and alterations to internal layout under 04/00608/LBC Granted Consent 08 Jul 2004.

No. 2 Jason Court

Retrospective application for the installation of white powder coated aluminium replacement windows under 08/0034/FULL and 08/0033/LBC (LBC) – refused 01 Apr 2008.

Replacement of existing UPVc windows with timber framed sliding sash double glazed windows under 08/0783/LBC (LBC) and 08/0775/FULL (PP) Approved 29 Sep 2008 and 02 Oct 2008 respectively.

No. 9 Jason Court

Application for Listed Building Consent for internal alterations to include installation of new door to kitchen, blocking up of existing entrance and reinstatement of skirtings. (Retrospective) under 05/0647/LBC– Granted Consent 10 Aug 2005.

No. 11 Jason Court

Application for Listed Building Consent to install replacement timber framed double glazed windows and doors, acoustic flooring, replacement internal doors, new kitchen/bathroom, new fireplace, tiles to balcony and suspended ceiling in hallway under 06/0378/LBC– Granted Consent 11 Jul 2006.

No. 25 Jason Court

Installation of replacement timber framed windows in lieu of unauthorised PVCu windows under 03/00036/LBC (LBC) and 03/00035/FULL (PP) – Granted Consent/Approved 21 Feb 2003.

No. 29 Jason Court
Application for replacement metal Crittall window to south elevation under AWDM/1497/18 (LBC) and AWDM/1430/18 (PP) – Granted Consent/Approved 18 Dec 2018.

No. 30 Jason Court
Retrospective application for Listed Building Consent to replace 2 timber windows under AWDM/1199/14 – Consent Granted 09 Oct 2014.

Consultations: The ***Council's Conservation & Design Architect*** comments: -

"*The conversion of this building to self-contained flats, paid little respect to the internal features and historic subdivision. Hence the interior of this flat retains very little of historic or architectural interest.*

Replacement timber DG sashes to windows (Wordsworth Road elevation). Only the 2 moving sashes in each window are to be replaced; the existing frames would remain in situ. Drawing details acceptable.

The 2 pairs of French doors with fanlight over (Heene Terrace elevation). These are to be replaced in their entirety with DG replica timber. Drawing details are acceptable.

Proposed balcony lighting acceptable.

Proposed sliding pocket doors D1, D2 and sliding door D3. Pocket doors D1 + D2 are proposed within modern stud walls. No objections to the details. D3 is a proposed new opening in an existing wall with a sliding door on the bathroom side of this wall. This new opening improves fire safety exit and is acceptable.

New studded plasterboard walls are acceptable.

New boiler and flue. Positioning and terminal vent are acceptable (no alternative route available).

Removing the lower ceiling in the hallway is acceptable.

The proposed installation of a flueless gas fireplace between the French doors within a new free standing heatproof surround is acceptable. This will not be attached to the existing external wall and can be removed at a later date without damage to the historic fabric of the building. The associated gas pipework will be hidden within the floor void. A vent through the wall is required and the details /position of this is also acceptable (hidden from street view).

Floor/ceiling sound installation is acceptable.

As the application includes sufficient details and the proposals are now acceptable, consent can now be granted."

The Worthing Society comments: -

Thank you for requesting our comments in respect of the above planning application which relates to a Grade II Listed Building within the Marine Parade and Hinterland conservation Area. I have now had the opportunity to discuss the proposal with our Heritage Team and we have the following comments. This prominent building occupies a landmark corner site and is part of the Victorian Heene Terrace development by the noted architect G A Dean. The east elevation overlooks the Burlington Hotel and Imperial Chinese restaurant, both of which are listed Grade II. Jason Court, therefore, has considerable 'group value' with the proximate heritage buildings and street layout.

The application is to replace the existing balcony doors and sash windows with double-glazed timber framed units. We have noted the applicant's references to damp and condensation in the property. However, for listed buildings normally, timber framed windows and doors would be replaced on a 'like for like' basis to ensure the character of the building and consistency with near neighbours. The applicant has also referred to safety issues and noise problems associated with the nearby hotel so has applied to install toughened and acoustic glass. We consider the effect on the character of this listed building, adjoining properties and any possible 'degree of harm' will need to be carefully assessed. We respectfully suggest, therefore, that the guidance of the Conservation Officer will be required. In addition, we suggest that further consideration be given to the installation of secondary glazing.

Included with this application are additional details regarding considerable internal works to upgrade the property. We do not propose to comment here as the works associated with the alterations are beyond our remit and expertise.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP2, SP3, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The key considerations are the effects on the historic significance of the listed building and on the character and appearance of the Conservation Area.

There would be no adverse impacts on the amenities of neighbouring residential occupiers.

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. The internal configuration of rooms and sub-division of the internal spaces of the original building was substantially altered when it was converted into flats in the early 1970s (prior to listing) and little of the original internal fabric remains. Nevertheless, negotiations with the Applicant have taken place over a period of months to ensure that the various proposed internal and external alterations are sensitive to the important historic character of the building. This includes the use of 'Slimlite' double glazing to the replacement timber French doors (A and B) and sash windows (C and D). Only the sashes to windows C and D will be replaced, with the existing frames retained. As amended, the Council's Conservation Architect is satisfied that the proposals minimise the impact on the important architectural features and historic character of the listed building and will not detract from its historic significance.

There will be no adverse effects on the historic character or appearance of the Marine Parade and Hinterland Conservation Area.

Recommendation

AWDM/0031/24 APPROVE subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Replacement windows and balcony doors to be painted and retained in white.

AWDM/0032/24 GRANT CONSENT subject to Conditions:-

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

Informative

Pro Active Amendment

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

Case Officer:	Jo Morin	Date:	19.02.2025
Authorised by:	Stephen Cantwell		Date: 20.02.2025