Expiry Date - 14/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0624/23 **Recommendation – APPROVE**

Site: **Flat 1 13 Heene Terrace Worthing West Sussex**

Proposal: **Replacement of existing steel fire escape with new like for like staircase, fire escape to North elevation (Flats 1-6).**

Date of site visit: 21/06/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north of Heene Terrace and opposite the seafront within the Marine Parade and Hinterland Conservation Area. The property comprises of a mid-terrace, five storey building including a basement and attic. The terrace is Grade II Listed, c.1865, and has banded render to the lower elevations and buff brick above with balconies at first floor and dormers to the top floor with a slate roof and vertical sliding sash windows.

There is a metal fire escape to the rear of No.13, to which this application refers and also to the rear of No.14 and 15.

Proposal

Planning permission is sought for a replacement fire escape to the rear of the building. The current black metal fire escape is in a deteriorating and dangerous condition and needs to be replaced to provide a safe means of escape from the flats. The proposed replacement would be of the same dimensions and design constructed of galvanised steel and painted black.

Relevant Planning History:

AWDM/0861/23 - Listed Building Consent for replacement of existing steel fire escape with new like for like staircase, fire escape to North elevation (Flats 1-6) – Pending Decision

14 Heene Terrace - AWDM/0818/16 - Listed Building Consent for replacement fire escape to west elevation at rear of building – Approved

Consultations:

Design & Conservation Architect – As the fire escape appears to be identical in form I have no objections to this. I note the finish specified is left as galvanised and not painted black. The heritage statement refers to another

recent replacement rear fire escape along the terrace also left galvanised. This is at 14 Heene Terrace. The officer's report (AWDM/0818/16 & 0820/16) includes the following: *The proposed replacement fire escape will consist of galvanized steel and will be painted black with Micaceous Iron Oxide paint (due to coastal location).*

This has obviously not been carried out (seen on google street view) and therefore the Council should investigate this breach of consent. In my opinion we should not be accepting a galvanised finish, but should be insisting on a final black painted finish for this LB.

The Worthing Society - Although the application is somewhat outside our remit we have no objection, in principle, to the works. However, we suggest that in view of the status of the building, the guidance of the Design and Conservation Officer would be appropriate.

Environmental Health - There are no adverse EH comments for this application.

Private Sector Housing - No objections on PSH grounds

Representations:

One representation received:

In addition to being a neighbour, I am a Director of the company that holds the lease to the garden and car park at the rear of No 13 Heene Terrace (Mayfair House (Worthing) Management Limited).

While I have no objection to the proposal itself, we are concerned how the site will be accessed to allow the works to proceed. If access via our carpark is required, then the applicant should seek our permission as soon as possible and agree with us an appropriate access fee. Please add this as a condition to any Planning Consent agreed.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)
Marine Parade and Hinterland Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and on the historic character of the Listed Building, and the character and appearance of the Conservation Area.

Visual Amenity and effect on the Listed Building and Conservation Area

The rear elevation of this terrace is visible from Heene Road to the north-west and from the car park at Triton House to the north. The fire escapes to the rear of No.14 and 15 are more prominent in views and whilst the fire escape at No.13 is visible from the car park, it is set back in to the recess next to the outrigger. The fire escape at No.14 was replaced in 2016 however the black painted finish as approved has not yet been carried out. The black painted finish is essential to maintain the character of the listed building and the application has been amended to change this from a galvanised to a black painted finish.

The current fire escape is severely corroded and no longer fit for purpose and it is therefore imperative that the fire escape is replaced as soon as possible to provide a safe means of escape for the occupants of the flats. The replacement fire escape would be of the same dimensions, form, design and appearance as existing and there would not be any visible difference other than minor construction details. As the fire escape is not part of the original structure of the building, its replacement would not result in the loss of historic fabric or adversely affect the historic integrity of the listed building.

The replacement fire escape would not result in harm to the heritage features, fabric or special interest of the Grade II Listed Building, or have any adverse impact on the character or appearance of the Conservation Area or the visual amenities of the locality.

Residential Amenity

It is understood that a temporary scaffold fire escape will be provided following removal of the current unsafe fire escape, prior to installation of the finished structure. This temporary measure has been agreed by Building Control.

Other than some inconvenience whilst the old fire escape is removed, the fire escape is to be replaced on a like for like basis and would not have any detrimental impact on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard LB time limit
3. Protection of LB
4. All damage made good
5. Fire escape painted black within 12 months of installation

Informative

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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: Amanda Haslett Date: 28/07/23

Authorised by: Peter Barnett Date: 28 July 2023