Development Control – Delegated Officer Report

Application Number: AWDM/1055/23 **Recommendation:** Approve

Site: Warwick Yard, 20 Bedford Row, Worthing

Proposal: **Replacement of timber-framed single glazing with timber-framed double glazing**

Date of site visit: 22.08.2023

Neighbours checked: Y

Additional neighbour notifications: N Site notice posted 22.08.2023

Proposal, Site and Surroundings

The application site relates to a four storey end of terrace property located on the south side of Warwick Street at its junction with Bedford Row with frontages to both streets. The site is within the Town Centre Primary Shopping Area. The ground floor is in use as a wine bar and merchants, and the upper floors comprise of four residential flats with access from the rear in Bedford Row. The site is a Local Interest Building and is within the South Street Conservation Area. To the west, at No.10-12 Warwick Street, is a Grade II Listed Building occupied by 'Thieves Kitchen' public house. Bedford Hall further to the south is also a Grade II Listed Building.

Permission is sought for the installation of white painted timber replacement windows to the upper floors of the front (north) elevation which is the Warwick Street frontage. This would replace the existing timber sliding sash single glazed windows. The proposed windows would be a sliding sash design and to incorporate double glazing.

Relevant Planning History:

AWDM//2008/22 Installation of replacement windows from white painted timber to UPVC sliding sash. Withdrawn

WB/03/01403/FULL Conversion of first floor flat into two bedsitting room units including replacement and refurbishment of windows to first, second and third floors and new wrought iron gate and railings to rear courtyard. Approved 14.01.2004

WB/02/00007/FULL Change of use of first, second and third floors to three self contained flats, with alterations to implement the use. Approved 20.02.2002

Consultations:

The **Worthing Society** has made the following comments:

Thank you for the opportunity of commenting on the above application. The building concerned is included on the Local Interest List and located within the South Street

Conservation Area. It occupies a prominent site on the corner of Bedford Row and Warwick Street.

I have now had the opportunity to discuss the proposal with our Heritage Team and we consider this application is an improvement on the previous application for uPVC windows. We are pleased to note that the applicant has opted for a timber framed window which will be in keeping with the character of both the building and the conservation area.

I am therefore pleased to advise you that we have no objection to this application.

Representations:
None received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

The key considerations are the effects on the visual and residential amenities of the locality and the character of the conservation area.

Visual Amenity and the character of the conservation area.

The building is located within the South Street Conservation Area. The Conservation Area Appraisal encourages retaining timber sliding sash windows in Warwick Street which provide a vertical emphasis.

The building has timber sliding sash windows to the front elevation but UPVC casement windows have been installed to the side (west) and rear (south) elevation following conversion of the upper floors into separate flats. Although there are some more modern additions in Warwick Street, UPVC windows have generally been resisted with many retaining their timber frames to the upper floors. There are some examples of replacement windows including at No. 16 to the east where 'mock' sliding sash (casement) windows in timber have been approved to replace unauthorised UPVC windows that existed previously (AWDM/1501/12 refers).

The previous application proposed replacement sliding sash windows in UPVC (AWDM/2008/22) but was withdrawn following concerns over the harmful impact on the character and appearance of the building and wider conservation area. The applicant has sought to address these concerns by now proposing timber sliding sash windows in the current application which is a welcome revision. The replacement windows would follow the size and proportions of the existing windows which have a traditional diminishing scale as they move to the upper floors. A similar design of timber sliding sash windows exist to the upper floors of Thieves Kitchen at No.10-12 to the west.

There would be some differences, including a heavier mid rail particularly for windows 1-4 (+27mm), and subsequently slight variation in the glazing proportions for window 3 and 4, but it is noted that this difference is where the existing mid rail is particularly slender and would be less noticeable for the other windows. The bottom rail would also differ by +6mm for W1-4 and -14mm for W5/6 where the existing 3rd floor window currently has a deeper bottom rail. However the overall proportions and profile would be sympathetic and those differences would not be seen in close direct comparison with other similar windows. The section drawings demonstrate similarities in the profile and would be comparable, with the outer frame partly concealed as existing. The applicant has also agreed include a horn detail for the 3rd floor windows as existing and this has been detailed on revised drawings.

Overall the design, materials, and detailing of the windows would provide a sympathetic alternative to the existing windows and would help preserve the character and appearance of the building and conservation area, whilst also providing benefits in terms of energy efficiency.

Residential Amenity

Given the scope of work proposed relating to replacement windows, there would be no significant impact on residential amenity as a result of the proposals.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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: Rebekah Hincke Date: 14.09.2023

Authorised by: Jo Morin Date: 14.09.2023