Development Control – Delegated Officer Report

Application Number: AWDM/0740/24 Recommendation: Approve

Site: 12 Prospect Place, Worthing

Proposal: Replacement timber window to front of house

Date of site visit: 15.10.2024

Neighbours checked: Y

Additional neighbour notifications: N Site notice posed 24.09.2024

Site and Surroundings
The application site relates to a three storey dwelling located within a terrace on the east side of Prospect Place. This is a Grade II listed building as well as No's 10-18 within the terrace and 103 Montague Street to the north. The site is within the Marine Parade and Hinterland Conservation Area. The site is described as follows in the listed building register:

PROSPECT PLACE 1. 5406 (East Side) Nos 10 to 18 (even) TQ 1402 SE 4/152 10.11.75. II GV 2. Probably before 1814. Terrace cottages. 3 storeys and attic. One sash window each (without glazing bars and some modified). All ground floor windows enlarged except that of No 16. Right-hand doors, all modern except that of No 10, which is of 6 panels, bottom pair moulded, the next fielded and the top glazed. Nos 10 and 12 are stucco-fronted; Nos 14-18 of cobbles, with painted brick quoins to openings and between houses. All have painted brick modillion eaves cornice, to front and rear except to front of No 10.

Nos 10 to 18 (even) form a group.

Listing NGR: TQ1462002390

Proposal

This application follows the unauthorised installation of a UPVC window to the ground floor bay. The current application seeks Listed Building consent for a replacement ground floor window in timber. The UPVC window would be removed.

Relevant Planning History:
None relevant

Consultations:
Worthing Society:

Whilst we are pleased to see that timber framed windows are proposed at this Listed Building, rather than uPVC, we do have some concerns about the proportions of the glazed areas. The drawings appear to show false glazing bars fixed externally and

internally to the double glazed units and these seem quite coarse in section. It is also not clear what the mouldings at the top and bottom of the windows would be like and these should all match and be of a finer profile appropriate to the age of this early nineteenth-century building. More significantly, the proportions of the transom lights would not match the main windows. These may look better if not subdivided by a horizontal glazing bar and, ideally, the main windows and the transom lights should be of the same width. Please treat our comments as an objection until these matters are addressed satisfactorily.

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The NPPF states 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.' (paragraph 212)

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional[75].' (paragraph 213)

The NPPG advises that significance derives not only from a heritage asset's physical presence, but also from its setting.

Policy DM24 of the Worthing Local Plan requires that:

a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

c) Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.

d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.

e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved

The proposals relate to the ground floor bay window on the front (west) elevation of the listed building, readily visible at the frontage. It is noted that neighbouring ground floor windows are of differing designs. The existing unauthorised UPVC window at No.12 is unsympathetic in its design and appearance with heavy framework proportions and with narrow glazing sections as a result. The applicant has liaised the Council's Enforcement team and following advice from the Council's Design and Conservation Architect, the current proposal has sought to replace the unauthorised UPVC window with a timber window of similar design and proportions to the timber window that existed here previously.

The energy efficiency benefits of the proposal are acknowledged. However as originally submitted the design of the proposed windows indicated contrasting proportions and detailing to the former window. The comments of the Worthing Society are also noted and the applicant has responded with amended proposals using slimline glazing and addressing differences in the profile such as including a recessed top fanlight. Although the fanlights are proposed to be fixed, this would not affect the appearance of the window. Further revisions have also reduced the framework widths

to 94mm overall and with the position of the transom lowered to allow the overall glazing proportions to better reflect that of the former window with more evenly sized and square proportions to the individual panes of glazing.

The Council's Design and Conservation Architect has raised no objection to the revised proposals. It is considered that the proposals would not have any adverse effect on the significance of the listed building or its group setting and can be accepted. A condition is recommended to secure the removal of the unauthorised window and installation of the proposed window within 3 months of granting consent.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Unauthorised ground floor window to be removed and approved replacement to be installed within 3 months
3. White painted finish
4. Protection of Listed Building
5. Making Good damage

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 listed building consent 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? Y

Case Officer: Rebekah Hincke Date: 10.03.2025

Authorised by: Louise Prew Date: 11/03/2025