DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0075/LBC Unit 2 Stable Mews
3 Hall Avenue Worthing

DATE OF SITE VISIT: 29 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The subject site comprises part of a range of stables which have been converted to residential purposes. The range of buildings comprises the former Offington Hall Riding Stables which historically would have fallen within the landscaped parklands to Offington Hall. However, any semblance of this setting has long since been removed through substantial surrounding residential development.

PROPOSAL:

The application seeks to replace the existing timber framed windows with similarly styled replacements. The replacement windows utilise the existing window openings to the front, side and rear elevations and total six (6) over the ground floor of the building.

Additional plans have been submitted which show the detail of the window frames.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Core Strategy policy 16
PPS5: Planning and the Historic Environment

REPRESENTATIONS:

One submission was received in relation to Council's notification of the application which comments that the building is listed and any replacement windows should be of a suitable design and detail.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application is for listed building consent and therefore the only issue under consideration is the impact of the proposal upon the historic character and appearance of the listed building.

The application seeks approval for the replacement of the existing windows to the converted stable. The proposal incorporates the re-use of existing window openings and proposes 'like-for-like' replacements of a size, appearance and design to match.

The existing windows appear to be of a Victorian to early 20th century style sashes albeit likely that they are modern replicas or were extensively refurbished during the conversion of the stables to living accommodation. This notwithstanding they are clearly not original features of the building but nevertheless their appearance contributes to the quality of the existing structure.

The replacement of the windows is not considered to undermine the historic character of the building, subject to the replacement windows being of an acceptable design and details, replicating the general form and appearance of the existing windows including replication of the timber glazing bars and sash windows.

In other regards the development is not considered to warrant objection and is recommended for approval.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans
- Materials and detail to match

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the character or setting of the listed building. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan and the Core Strategy (policy 16).

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

n/a

Core Strategy

Policy 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign [redacted] Date 5/9/11

Authorising Officer sign [redacted] Date 6.9.11