DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/08/1223/LBC – 11 Liverpool Terrace, Worthing

SITE AND SURROUNDINGS:

Attractive Regency mid-terrace grade II listed building, situated within The Chapel Road Conservation Area. See file for full description from the historic buildings list.

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

WS Structure Plan 2001-2016 - Policies CH4 and CH5

Local Plan – Policy BE26

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The works that are the subject of this application include the erection of a new shower room on the half-landing between the second and third floors, and the infilling of an archway linking two rooms on the ground floor.

The shower room containing a shower cubicle and a small handbasin will be formed by the erection of a 100mm studwall with a four panelled door. An 800mm wide landing area between the two flights of stairs will be maintained once the shower room is provided. The existing metal framed window will be re-glazed using obscure glass and a new 100mm cast iron soil pipe has been proposed on the adjacent external wall.

On the ground floor, the sub-dividing wall between the front and rear rooms will be reinstated by the infilling of the current archway. The timber pilasters (non-original) will be retained and new studwork will be constructed between them and the existing picture rail extended. This will result in the original format of these rooms being reinstated, but will also allow for the reinstatement of the archway if required at a later date.

It is not considered that the works would adversely affect the character, appearance or historic interest of the building.

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. However, bearing in mind the nature of the proposed works, it is not considered that there are any material implications, and accordingly it is considered acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

That listed building consent be granted subject to conditions.

IS RECOMMENDATION CONTRARY TO LETTER OF REPRESENTATION? No

Case Officer si[redacted].

Date: 13th February 2009

Authorising Officer

Sign.....[redacted].....Date.....16·2·09.....