Expiry: 4/7

Development Control – Delegated Officer Report

Application Number: AWDM/0654/23 Recommendation: Approve

Site: Flat 3, 10 Heene Terrace

Proposal: **Retrospective Listed Building Consent for internal alterations to: block door from bedroom to bathroom on the third floor , removal of wall between WC and bathroom on third floor and removal of wall/bathroom at 4th floor and block up one number door.**

Date of site visit: n/a

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

The application relates to a flat on the third and attic floor of this mid-terrace grade II Listed building.

The Listing describes Heene Terrace as follows:-

"East Mansions Heene Court Mansions Nos 6 to 10 (consec.) Nos 11 and 12 (Mayfair Hotel) Nos 13 to 17 (consec.) West Mansions TQ1402 SW 2/91 TQ 1302 14/91 12.9.75. II GV 2. 1865, possibly by G A Dean. A unified composition set back from the sea front behind a garden. 3 storeys, basement and attics. Fawn-coloured brick with stucco dressings, including bracketed cornice and drafting to basement and ground storey. Mansard slate roof. 3 windows to each home, mainly sashes but some altered. Tall dormers, across 1st storey on large scroll brackets, with decorative iron railings from which rise spiral columns supporting cyma reversa canopy, which projects forward over the porches of composite columns and pilasters supporting an entablature, which are paired except for the 2 houses at either end, and the 3 centre houses, which project somewhat and have balconies continuous with the porches (3 bays to each house). The end houses also project somewhat, have 5 windows and a central porch. Both central and end houses have a full attic storey with its own cornice. Many sections of balcony and some porches are glazed in. West Mansions and the upper storeys of No 8 are stuccoed. The chimneys vary. Many are tall with bold bracketing, others have moulded cornice. The basement areas have railings with pike finials. The rear has half-landing extensions in abutting pairs. East Mansions, Heene Court Mansions, No 6 to 17 (consec.), and West Mansions, Heene Terrace and the Burlington Hotel, Wordsworth Road, form a group of which the Burlington Hotel is of local interest only. Listing NGR: TQ1390702197."

The site is located within the Marine Parade and Hinterland Conservation Area.

Untypically this property has a front dormer, not original.

Proposal

Internal works were completed last year without the benefit of Listed Building Consent. The works are:

- Removal of a wall between the WC and bathroom at rear third floor level.
- Removal of door from third floor rear bedroom into bathroom.
- Removal of attic floor bathroom, installation of one door in place of two.

Relevant Planning History:

AWDM/1053/16 - Listed Building Consent for remedial works to roof and dormer to front (south) elevation including replacement of timber dormer window. Approved 3.10.16

Consultations:

Worthing Society: Internal alterations only so need the advice of the Council's Heritage Architect.

Conservation Architect: No objection

Private Sector Housing: No objection

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

The key consideration is the effect on the historic significance of the Listed Building building, its setting and features of special architectural or historic interest, and on the character and appearance of the Conservation Area. There are no issues arising for the residential amenities of neighbouring occupiers.

Paragraph 199 of the NPPF states 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

The flat itself is anomalous in that it has an attic storey, untypical of most of the terrace and not original.

The works themselves are modest and do relate to significant original features.

The works have not caused harm to this heritage asset.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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:	MOK	Date:	28/6/23
Authorised by:	Jo Morin	Date:	28.06.2023