DELEGATED APPLICATIONS ASSESSMENT SHEET

ADDRESS: 7 Warwick Road

APPLICATION NO.S: 10/1112/LBC and 11/0068/FULL

DATE OF SITE VISIT: 15.3.11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a mid-terrace dwelling house on four floors (including basement) on the east side of Warwick Road backing onto Denton Gardens, dating from the early 19th Century. The building has stuccoed elevations under a double-pitched 'butterfly' slate roof. No.s 1-15 Warwick Road are listed (Grade II) for their group value. BC records indicate No.7 was converted into two units in 1947.

No.7 Warwick Road has been substantially altered, including the renovation of the basement flat (c.1970) prior to listing in 1975. There are no planning (or Building Control) records to substantiate this work. However, the Heritage Statement submitted with the application refers to a book published in 1973 'Cottages & Conversions at Home and Abroad' which details the extensive works carried out at 7 Warwick Road following the serving of a closure order by the [then] Health & Welfare Department of Worthing Borough Council. The works to the basement flat involved lowering the floor, tanking the walls, forming new openings and complete re-plastering and re-fitting. It is understood that no historic fittings or finishes in the basement survived the works carried out at that time and this is supported by photographic evidence included within the Heritage Statement. .

The new owners of the property wish to carry out several internal and external alterations to create a more modern, open-plan layout comprising:-

- Removal of the existing borrowed light and formation of a central opening with the adjacent fluted glass door opening filled in.
- Widening of the existing opening into the kitchen.
- Removal of the existing C20 small-paned rear door and side lights and replacement with a pair of simple-glazed timber French doors.
- Removal of brick porch steps and replacement with a removable timber step ladder for occasional informal access to Denton Gardens.

The site is located within the Steyne Gardens Conservation Area.

RELEVANT PLANNING HISTORY:

148/85/LB	APPLICATION FOR LISTED BUILDING CONSENT FOR THE INSTALLATION OF DOUBLE HUNG SASH WINDOW IN LIEU OF 9 PANE DOUBLE HUNG SASH WINDOW AT SECOND FLOOR LEVEL ON FRONT ELEVATION. 7 WARWICK ROAD	APPROVED WITH CONDITIONS	26-03-1985
190/88/LB	APPLICATION FOR LISTED BUILDING CONSENT TO REMOVE PART OF SLOPING ROOF TO FORM NEW BALCONY AREA TOGETHER WITH RE-ROOFING OF EXISTING PITCHED ROOF AREA OVER KITCHEN AT REAR OF PROPERTY. 7 WARWICK ROAD	APPROVED WITH CONDITIONS	11-04-1988
612/85/LB	APPLICATION FOR LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS TO FIRST AND SECOND FLOORS TO THREE-STOREY MAISONETTE. 7 WARWICK ROAD	APPROVED WITH CONDITIONS	20-08-1985
820/87/LB	APPLICATION FOR LISTED BUILDING CONSENT TO REPLACE A TURNERISED ROOF WITH ORNAMENTAL BALCONY AND REPLACEMENT WINDOW/TURNERISED ROOF WITH DOOR/BALCONY. 7 WARWICK ROAD	REFUSED	13-10-1987
96/0269/LB	APPLICATION FOR LISTED BUILDING CONSENT FOR THE INSTALLATION OF CHANNEL STEEL TO STRENGTHEN EXISTING DECAYED TIMBER BEAM OVER KITCHEN. 7 WARWICK ROAD	APPROVED WITH CONDITIONS	20-05-1996
97/0375	INFILL EXTENSION TO REAR OF PROPERTY : 7 WARWICK ROAD	APPROVED WITH CONDITIONS	09-06-1997

08/0141/LBC	Application for Listed Building Consent to replace front railings and rebuild base, rebuild and raise balcony, form new mould to parapet on front elevation and remodel rear facade to form new roof terrace with black metal railings and rendered walls.	GRANT CONDITIONAL CONSENT	30-04-2008
08/0260/FULL	Replace front railings and rebuild base, rebuild and raise balcony, form new mould to parapet on front elevation and remodel rear facade to form new roof terrace with black metal railings and rendered walls.	GRANT CONDITIONAL CONSENT	02-05-2008
09/0258/LBC	Retrospective application for Listed Building Consent for alterations to approved railings (08/0141/LBC refers).	GRANT CONSENT	09-11-2009

RELEVANT PLANNING POLICIES:

South East Plan 2009
CC1, CC6, BE1, BE6

Saved Worthing Local Plan 2003
BE1, H16, H18

Submission Core Strategy
16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Conservation Area Advisory Committee: No objection.

Executive Head of Housing, Health and Community Safety: No comment.

PLANNING ASSESSMENT:

The main considerations are the effects on the architectural features and special historic interest of the Listed Building; the effects on the character and appearance of the Conservation Area; on the amenities of neighbouring residential occupiers.

The proposed internal works would alter the current arrangement of the basement flat which dates from the mid-1970s, but would not involve the removal of any historic fittings or features of architectural interest and can be supported.

The existing rear timber door and side lights have a small-paned design with rather heavy glazing bars. In contrast the proposed simple-glazed, timber French doors would be more visually cohesive with the other fenestration in this elevation (although the basement is barely visible from Denton Gardens behind the border vegetation). The overall width of the opening would remain the same (1.8 metres). The Conservation and Design Architect has raised no objection to this alteration which would allow more light into the basement.

There are no records of any permissions relating to the existing steps in the rear yard which provide informal access into Denton Gardens via a gate within the wrought iron railings enclosing the yard. It is most likely that the formation of the steps and gated access coincided with the refurbishments undertaken c.1970. The existing steps are non-compliant and do not constitute a formal means of escape. It is not proposed to alter the gate but the steps would be removed to enable the proposed French doors described above to open outwards. In place of the brick steps a detachable oak ladder is proposed to 'provide occasional access to the existing gate to park'. A hardwood board would be fixed to the vertical face of the retaining wall to which the ladder would be attached when required. [The detachable stair would be stored when not in use.] The inclusion of a handrail is required under the Building Regulations. The Conservation and Design Architect has suggested a rope handrail as having an informal appearance that would be in keeping with the temporary nature of the detachable ladder. The design of the handrail could be dealt with as a condition of planning permission.

It is not clear whether the applicant has access rights to Denton Gardens from the existing gate and this has been queried with the Estate's Officer (although not strictly a planning matter). In any event, it is not proposed to alter the existing gate and the proposed detachable ladder would form a less permanent means of access than the existing brick stairs.

There would be no adverse impacts on the amenities of neighbouring residential occupiers.

RECOMMENDATION:

WB/11/0068/FULL

Permit subject to conditions:-

1. Standard time limit.

2. Approved plans

3. The development shall not commence unless and until a specification of materials and finishes accompanied by detailed drawings and sections at a scale not less than 1:2 in respect of the replacement doors has been submitted to and approved in writing by the local planning authority. Thereafter the development shall not be carried out other than in accordance with the approved details.

   Reason: In the interests of preserving the character and appearance of the listed building and the conservation area.

4. Prior to the commencement of development hereby permitted, details of a rope handrail (or similar) to be fixed to the basement wall shall be submitted to and approved in writing by the LPA. Thereafter, the detachable ladder hereby permitted shall not be used unless and until the handrail as approved has been installed.

   Reason: In the interests of safety and to ensure a satisfactory design of handrail that preserves the historic character and appearance of the listed building.

Informative

Notwithstanding the approved drawings, no access rights to Denton Gardens are conferred to the occupiers of the basement flat by this permission or by the Listed Building Consent granted under WB/10/1112/LBC

WB/10/1112/LBC

Grant LB Consent subject to:-

1. Standard time limit
2. Approved plans
3. Protect from damage or structural collapse

Informative:

Notwithstanding the approved drawings, no access rights to Denton Gardens are conferred to the occupiers of the basement flat by this permission or by the planning permission granted under WB/11/0068/FULL.

REASON FOR RECOMMENDATION:

The proposal can take place without harm to the important features of historic and architectural interest of the building and without detraction from the character or appearance of the Steyne Gardens Conservation Area. It would not be detrimental to the residential amenities of adjoining occupiers and consequently would not conflict with the saved policies of the Worthing Local Plan (BE1, H16, H18), the policies of the South East Plan (CC1, CC6, BE1, BE6) and the submission Core Strategy (16).

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign.....Date 5·4·11

Authorising Officer
Sign.....Date 6.4.11