Expiry Date - 01/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0728/24 **Recommendation – APPROVE**

Site: **5 Warwick Place Worthing West Sussex BN11 3EU**

Proposal: **Application for Listed Building Consent for internal alterations to the property, including the removal of the ground floor wall separating the dining room and kitchen, and enlarging the ground floor WC to accommodate a shower.**

Date of site visit: 23/07/2024

Neighbours checked: Y

Additional neighbour notifications: Site notice and press notice

Site and Surroundings
The site is located on the eastern side of Warwick Place. The property contains a three-storey building in use as a single dwelling. The building is Grade II listed with the following listing:

WARWICK PLACE 1. 5406 (East Side) Nos 5 and 6 TQ 1502 NW 5/141 II GV 2. Circa 1820. 3 storeys. Stucco fronts. One sash window with glazing bars each (but No 5 has probably later bay window projecting on 1st floor). Shallow porches of ogee form at outer ends of pair. Slate roof. Nos 5 to 8 (consec) form a group.

The site is within Steyne Gardens Conservation Area.

Proposal
The proposal is to remove part of the wall between the dining room and kitchen. Nibs are left to retain some of the planform of the rooms. A wall is also proposed to the rear of the ground floor to enlarge the WC to include a shower.

The removal of the door to the dining room has been removed from the proposal during the application.

Relevant Planning History:

AWDM/0896/12 | Internal alterations to Listed Building. Proposed internal partition wall to form separate w.c. Permitted 26/09/2012

00/01157/FULL | Application for the installation of a new front door (Retrospective). Permitted 2 Jan 2001

00/01158/LBC | Application for Listed Building Consent for the installation of a front door (Retrospective) Permitted 2 Jan 2001

Consultations:
Conservation architect: The drawings now show the retention of the door and access into the front room from the hallway as requested. I have no objections to the proposals. We should condition the details of the beam and the associated finishes.

Worthing Society: I have now had the opportunity to discuss the proposal with our Heritage Team. Due to the fact that the proposal relates to internal alterations and we have no access to the property we respectfully suggest that the guidance of the Conservation Officer will be necessary. However, in view of the listed status of the building we consider that care should be taken to safeguard any heritage features.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area subject to assessment on the impact on the listed building as outlined below.

Conservation Area and Visual Amenity
The development seeks to remove an original wall which divides the ground floor into separate dining room and kitchen. The removal of the wall is a common project but one that can affect the integrity of the listed building. The proposal is considered acceptable as nibs have been retained on either side of the door so that it is possible to understand the original planform of the building. Details of the beam and associated finishes will be required by condition.

The application originally proposed the removal of the dining room door, but this was considered to have an adverse impact on the listed building, and this has since been removed from the proposal.

The rear wall to allow for a shower is considered acceptable as it proposes the addition of a modern wall and does not have a great impact on the historic interest of the building.

The development will not affect the conservation area as the proposals are for internal alterations only.

Residential Amenity

There are no external changes, therefore there will be no impact on residents.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Details of beam and finishes

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 planning permission 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? N

Case Officer: Louise Prew Date: 29/07/2024

Authorised by: Gary Peck Date: 29 July 2024