Expiry Date - 15/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0657/24 Recommendation – APPROVE

Site: Flat 2 3 Bedford Row Worthing West Sussex

Proposal: Application for Listed Building Consent for Internal insulation of external walls

Date of site visit: 30.07.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the western side of Bedford Row within Worthing Town Centre and the South Street Conservation Area. The property relates to a mid-terraced early 1800's Grade II listed building. The listing reads as follows:-

'West side, no.s 8 to 14 (consecutive). The bow fronts mostly stuccoed. No.s 13 & 14 have an attic storey with 1 dormer. Similar doorways. But no.s 8 to 11 have Doric columns and pediment over, (this being a curved pediment at no.s 8 & 10. Similar fanlights and doors. No. 12 has no basement. Gospel Hall, no.s 3 to 6 (consec.) and no.s 8 to 14 (consec.) form a group which Gospel Hall is of local interest only.'

The building has been divided into flats with the upper floors accessed from no. 3 Bedford Row which is also owned by the applicant.

Proposal

The application which has been amended since originally submitted proposes installing insulation to the inside face of the front and rear external walls of the property.

Relevant Planning History:

AWDM/0339/20 Replacement of existing timber casement window with sliding timber sash window at ground floor rear elevation- APPROVED

Consultations:

Adur and Worthing Councils

Conservation Design Architect

ROCKWOOL insulation is moisture resistant yet vapor permeable. This product should therefore be acceptable.

I don't see any reason to reconsult with SPAB again.

Council for British Archaeology (CBA)

Thank you for notifying the Council for British Archaeology (CBA) of this application. We offer the following comments to assist your local authority in making a determination.

Significance

Bedford Row is an early nineteenth-century terrace, with characteristic stucco frontage, sash windows and fanlights over the front doors. Number 3 features a curved bay window to the front elevation. The building has evidential, historical and architectural value in its legible age, surviving historic fabric, and contribution to our understanding of the development of the area. It makes a positive contribution to the character and appearance of the South Street Conservation Area.

Comments

The CBA note that Flat 2 has undergone internal alterations which have resulted in the loss of much of the interior historic character of the building. We welcome the proposal to retain the existing historic wood panelling underneath the windows.

We do not object to the principle of internal insulation to improve the energy efficiency of the flat. However, we are concerned that the proposed Celotex insulation is polyisocyanurate (PIR), which is moisture impermeable. For buildings constructed before 1918, breathability is crucial to prevent the build up of moisture within the historic fabric, which leads to long term issues with damp and potential deterioration of the fabric. Further information can be found in this SPAB advice note:
https://www.spab.org.uk/sites/default/files/Control_of_Dampness_0.pdf

We recommend that an alternative form of breathable insulation is used which is suitable for historic buildings. Due to the potential for long-term harm to the building, we do not consider that the proposals meet the requirements of paras. 205 or 206 of the NPPF.

Recommendation

The CBA recommend that alternative plans are submitted which proposed the use of a breathable alternative insulation. If altered plans are not provided, we recommend that this application be refused.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Worthing Society

Thank you for requesting our comments in respect of the above Planning Application which relates to a Grade II Listed Building within the South Street Conservation Area. The property has group value within the listed terrace, circa 1803/5.

I have now had the opportunity to discuss the application with our Heritage Team and we have the following comments. On studying the Design and Access Heritage Statement we note that the building is in need of some refurbishment.

We have no objection, in principle, to the works and note that the architect is intending to retain the original timber panels in the kitchen, lounge and bedroom 1.
However, as these works relate to the internal insulation of the external walls and we have no access to the property, we feel unable to comment further. In addition, we do not have the necessary expertise to comment on the extent of the works required or the materials.

In summary, we respectfully suggest that in view of the nature of the works and the status of the property, the guidance of the Design and Conservation Architect will be requested

Representations: None received.

Relevant Planning Policies

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

Planning Assessment

The application property and terrace are grade II listed and great weight is given to protecting these buildings from harm or loss that would affect their special interest and character. It is important that the original features of the building are retained or repaired where necessary.

Residential Amenity

The works are internal other than for some minor inconvenience during the fitting the proposal would not have any detrimental impact on the residential amenities of neighbours.

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Historic Character and Appearance

The proposed works are the internal insulation layers proposed on the outer walls of the property. This is formed from a 50 x 75mm timber studwork fitted with 75mm rockwool insulation, tape joints with 12.5mm plasterboard and skim fixed to the internal walls of the building. It is clear from the drawings that the insulation is only proposed to the outer walls and they are to provide additional insulation to the property.

The Rockwool insulation was provided following comments from CBA and the Conservation design architect has confirmed the material is acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit LB
3. Materials as annotated
4. Protect LB
5. Make good LB

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: Jackie Fox Date: 31.07.24

Authorised by: Louise Prew Date: 31/07/2024