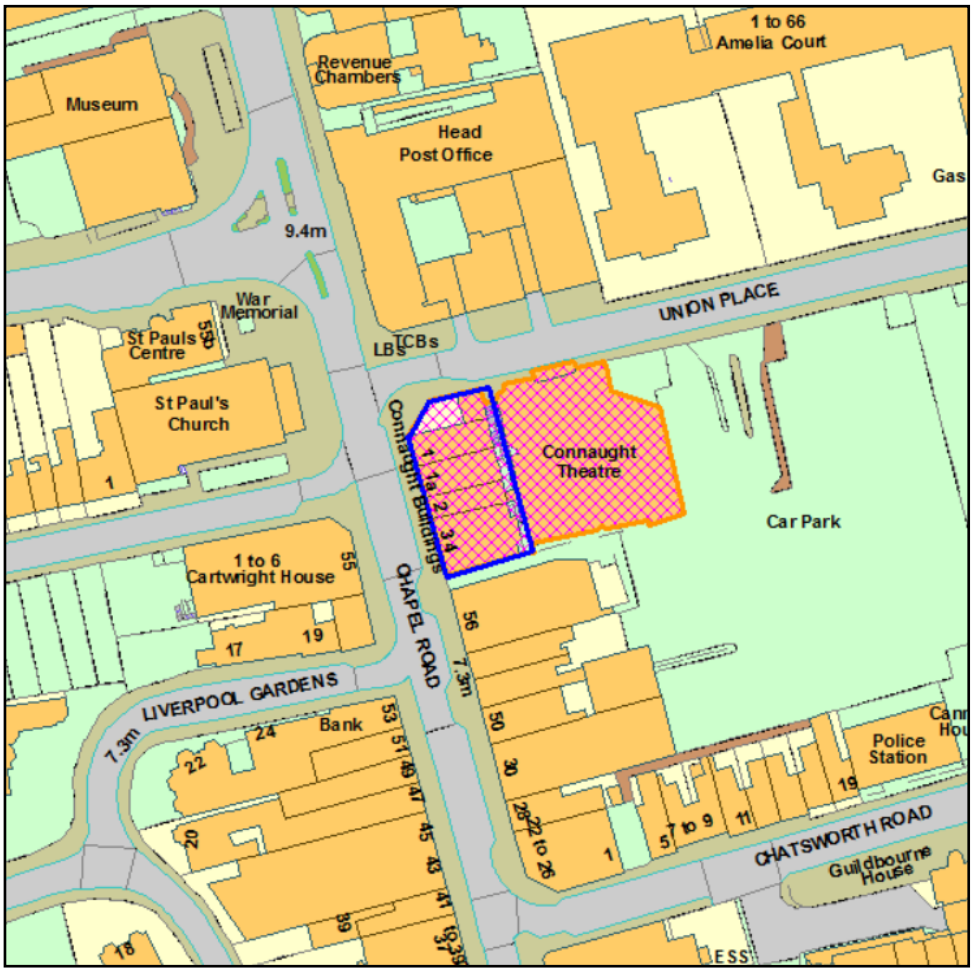
Application Number:	**AWDM/0668/24**	**Recommendation - APPROVE**
Site:	**Connaught Buildings, Chapel Road, Worthing, West Sussex**	
Proposal:	**Replacement of roof coverings and batons with associated works, repair of parapet wall and alteration of gutters.**	
Applicant:	Andy Chrismas, Worthing Borough Council	Ward: Central
Agent:	NA	
Case Officer:	Louise Prew	



Not to Scale

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Site and Surroundings

The site is located on the eastern side of Chapel Road, at the corner with Union Place. The application site contains a three-storey mixed-use building. The existing roof is a pitched roof with slate tiles.

The site is located within Chapel Road Conservation Area. Connaught Theatre to the east is a local interest building. There are no protected trees on site.

Proposal

Full planning permission is sought for alterations to the roof, parapet wall and gutters of Connaught Buildings. The development will largely be designed to replicate the existing development.

The development proposes to replace the existing slate roof with Spanish slate (SIA 32 500x250mm). Repairs will be made to the parapet walls and alterations to the gutters including a new timber deck and code 5 leadwork or a cold applied liquid roofing system.

Relevant Planning History

None relevant

There have been various advertisement consents and applications for other external alterations and uses of the buildings.

Consultations

Adur & Worthing Councils:

Conservation architect: I have no objections to these works, having discussed the works prior to the application being submitted.

Worthing Society: Any comments will be reported verbally at the meeting

Representations

None received

Relevant Planning Policies and Guidance

National Planning Policy Framework (2023)
Planning Practice Guidance
Worthing Local Plan 2020-2036: SP1, SP2, SP3, DM5, DM16, DM23, DM24
Chapel Road Conservation Area Appraisal

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions

or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations.

Section 38(6) Planning and Compulsory Purchase Act 2004 requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Planning Assessment

Principle

Alterations and repairs to buildings within the built-up area are acceptable in principle subject to assessment of the impact on the conservation area and residential amenity.

Visual amenity and impact on the conservation area

Policy DM5 of the Worthing Local Plan requires developments to be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. Policy DM24 sets out that development should not adversely affect heritage assets or its setting.

The proposed development largely involves repair to the existing building to preserve its appearance. The main difference will be the use of Spanish slate for the replacement roof. The product proposed is SIGA 32 500x250mm Spanish Slate. On their website they have indicated that “the colour is so well-suited to conservation areas that it is an approved alternative to Welsh slate in Snowdonia National Park”. It is considered that the use of this slate will have a similar appearance to the existing roof. The replacement roof will therefore preserve the appearance of the conservation area.

Other minor alterations include changes to the guttering. These changes will be located behind the parapet wall and will not be visible from the street. The conservation architect has been involved in suitable replacement for the gutters and has no objection to the proposal.

Repairs are also to be made to the parapet wall. These repairs are considered to enhance the appearance of the conservation area.

The building is located adjacent to Connaught Theatre, a local interest building. This proposal is considered to enhance the setting of this non-designated heritage asset.

Residential amenity

There will be no impact on the amenity of neighbouring residents as the proposals relate solely to replacing or repairing existing parts of the building.

Conclusion

The proposed alterations are considered to preserve the appearance of the conservation area and are acceptable. There are no other material considerations that would alter the decision and therefore granting planning permission is recommended subject to conditions.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans.

2. Standard time limit.

3. Materials to match unless specified on the approved plans.