Development Control – Delegated Officer Report

Application Number: AWDM/0659/24 **Recommendation – APPROVE**

Site: **Bennett 3 Beach House Brighton Road Worthing West Sussex BN11 2EJ**

Proposal: **Application for Listed Building Consent for new internal and external 28mm painted copper pipe to supply new boiler.**

Date of site visit: 02/08/2024

Neighbours checked: Y

Additional neighbour notifications: Site notice and press notice

Site and Surroundings
The site is located on the southern side of Brighton Road. It contains a detached building in use as flats. The building is Grade II* listed with the following official listing:

"BRIGHTON ROAD 1. 5406 (South Side) Beach House

TQ 1502 NW 5/19 3.8.48. II* 2. 1820 by J B Rebecca. Originally called Marino Mansion. 2 storeys, attic and basement. 3 windows. Stuccoed. Cornice and parapet. The central portion projects slightly with a pediment over. Windows in frames, the central one with entablature over. Porch in 3 sections with Doric pilasters. The south front has a curved bay of 3 windows with parapet over and Venetian shutters on the 1st floor. The east front of 1 window is also curved and has a projection on the ground floor. There is a later addition of 2 windows to the west. Edward Knoblock, Dramatist, lived here for some years and added the "Regency" internal decoration."

The site is within Steyne Gardens Conservation Area (from 25 July 2024 following enlargement of the conservation area).

Proposal
The proposal is for an internal and external gas pipe to serve a new boiler. The pipe would serve a unit at raised ground floor in the north-west of the building. The unit is accessed through an arch from the car park. The gas pipe would wrap around the building frontage from the gas supply in the corner of the patio. Two possible routes are shown on the supplied photos. Internally the copper gas pipe would "run along existing route, through modern internal construction and painted white externally"

Relevant Planning History:
None relevant

Consultations:

Conservation architect: I did correspond with the applicant prior to submission, and looked at the gas pipe route. I felt that the approach adopted was acceptable. I would suggest that the painting of the pipework externally is conditioned to ensure it is painted.

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 proposes the installation of a new gas pipe internally and externally to serve a new boiler. The external route of the pipe would be along the street facing northern elevation at first floor level. However, the presence of a wall and a carparking forecourt means the pipe will not be visible from the streetscene. The development is therefore considered to preserve the appearance of the conservation area.

In relation to the listed building, the development is considered minor in nature. The conservation architect has advised that the proposal is acceptable subject to a condition requiring that the gas pipe is painted to match in colour the existing building. The internal pipe is to be run in the place of an existing pipe through modern construction which is not considered to adversely affect the listed building.

Two external options for the route have been presented in the submitted photos. Either route would be acceptable as they are both behind a wall but the lower one would be better as it is hidden further. The applicant can choose which of the two routes to use when the pipe is installed.

Two conditions will also be included requiring the listed building to be protected and for any damage to be made good.

Overall, the proposed gas pipe is considered to preserve the appearance of the listed building and conservation area in accordance with policy DM24 of the Worthing Local Plan, the relevant sections of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

The pipe is not of a scale that would have any neighbouring impacts.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Gas pipe to be painted
4. Protect listed building
5. Make good listed building

Informative

1. NPPF approved without discussion

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew Date: 07/08/2024

Authorised by: Jo Morin Date: 08.08.2024