Expiry Date - 24/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0904/24 Recommendation – APPROVE

Site: Flat 3 17 Heene Terrace Worthing West Sussex

Proposal: Application for Listed Building Consent for proposed plasterboard finish to newly built internal wall constructed to conceal new metal restraint detail, additional repairs to timber wall plate and floor joist, concrete lintel and strapping repair to East party wall (revision to previous application AWDM/1631/22)

Date of site visit: 11.06.2024 (with Richard Small)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a top floor flat of this mid-terrace grade II Listed building.

The Listing describes Heene Terrace as follows:-

"East Mansions Heene Court Mansions Nos 6 to 10 (consec.) Nos 11 and 12 (Mayfair Hotel) Nos 13 to 17 (consec.) West Mansions TQ1402 SW 2/91 TQ 1302 14/91 12.9.75. II GV 2. 1865, possibly by G A Dean. A unified composition set back from the sea front behind a garden. 3 storeys, basement and attics. Fawn-coloured brick with stucco dressings, including bracketed cornice and drafting to basement and ground storey. Mansard slate roof. 3 windows to each home, mainly sashes but some altered. Tall dormers, across 1st storey on large scroll brackets, with decorative iron railings from which rise spiral columns supporting cyma reversa canopy, which projects forward over the porches of composite columns and pilasters supporting an entablature, which are paired except for the 2 houses at either end, and the 3 centre houses, which project somewhat and have balconies continuous with the porches (3 bays to each house). The end houses also project somewhat, have 5 windows and a central porch. Both central and end houses have a full attic storey with its own cornice. Many sections of balcony and some porches are glazed in. West Mansions and the upper storeys of No 8 are stuccoed. The chimneys vary. Many are tall with bold bracketing, others have moulded cornice. The basement areas have railings with pike finials. The rear has half-landing extensions in abutting pairs. East Mansions, Heene Court Mansions, No 6 to 17 (consec.), and West Mansions, Heene Terrace and the Burlington Hotel, Wordsworth Road, form a group of which the Burlington Hotel is of local interest only. Listing NGR: TQ1390702197."

The site is located within the Marine Parade and Hinterland Conservation Area.

Proposal

Listed Building Consent was recently granted for this property (and also Nos 14, 15 and 16) to repair and strengthen a leaning wall immediately below the front facing dormer windows involving the installation (internally) of new steel restraints and a new stud wall to conceal the restraint detail, together with repairs to the timber dormer windows and surrounds.

In implementing the above Consent it was found to be necessary to carry out additional repair work for which the Council's Conservation Architect advised that a further LBC application would be required comprising:-

- Internal and external repairs to East fire wall, including insertion of pre stressed concrete lintel to allow partial rebuilding of low level brickwork, installation of galvanised restraint straps to restrain protruding firewall; re-pointing in lime mortar and external render to match existing; internal lathe and plaster finish reinstated;
- Additional replacement treated softwood timbers associated with mansard wall repair. Wall plate replaced below central window and floor joist spliced;
- Replacement external box gutter and leadwork.
- Replacement slates to mansard to match existing.

Relevant Planning History:

Flat 3 14 Heene Terrace

AWDM/1558/22 Listed Building Consent to repair the existing single pane timber sash windows to the dormer windows and provide additional strengthening works and repair to the existing high level wall below the dormers. Granted Consent 01.02.2023.

AWDM/0895/24 Application for Listed Building Consent to provide a new plasterboard finish to a newly built internal wall which has been constructed to conceal a new metal restraint detail (previous application AWDM/1558/22). Repairs to the mansard wall studs, timber wall plate, and strapping/repairs to the party walls have also been undertaken – Granted consent.

Flat 5, 15 Heene Terrace

AWDM/2012/22 - Application for Listed Building Consent for proposed additional strengthening works and repair to the existing high level wall below the front (South) facing dormers. Granted Consent 15.02.2023.

Flat 5 16 Heene Terrace

AWDM/1628/22 - Listed Building Consent provide additional strengthening works and repair to the existing high level wall below the dormers. Granted Consent 08.02.2023.

Flat 3 17 Heene Terrace

AWDM/1631/22 - Listed Building Consent to repair the existing single pane timber sash windows to the dormer windows and provide additional strengthening works and repair to the existing high level wall below the dormers. Granted Consent 24.1.22

Consultations:

Conservation Architect: No Objection.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (DHLU 2023)
National Planning Practice Guidance

Planning Assessment

The key consideration is the effect on the historic significance of the Listed Building building, its setting and features of special architectural or historic interest, and on the character and appearance of the Conservation Area.

Paragraph 205 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

The need for these additional repair works came to light in the course of implementing AWDM/1631/22 with (i) the condition of the mansard wall and associated timbers being worse than initially anticipated due to water ingress as a result of the failure of the leadwork and box gutter, and (ii) unstable brickwork found in the fire walls between the properties. The additional works are considered to be a practical and proportionate solution to safeguarding this heritage asset to which the Council's Conservation Architect has raised no objection.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. LB protected
4. Damage to LB made good within 2 months

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:	Jo Morin	Date: 04.09.2024
Authorised by:	Peter Barnett	Date: 4 September 2024