Development Control – Delegated Officer Report

Application Number: AWDM/0084/24 **Recommendation:** APPROVE

Site: The Montague Centre Liverpool Road Worthing West Sussex

Proposal: Approval of Details Reserved by Condition 3 (High Standard of Works-Ongoing Liaison) of previously approved application AWDM/1624/22.

Relevant Planning History:

AWDM/1624/22: Full planning permission for a maximum of three additional floors above the Montague Quarter Shopping centre to provide 42 No. residential units. Permitted 6/10/2023

AWDM/1718/23: Application for a non-material amendment to previously approved AWDM/1624/22. Change of development description to: Full planning permission for a maximum of three additional floors above the Montague quarter shopping centre to provide self-contained residential units on the upper floors Permitted 19/02/2024

Consultations:
None

Representations:
None

Condition wording

Condition 3 – High Standard of Works with Ongoing Liaison

Prior to commencement of any works (including any works of dismantling of external fabric), a programme and timetable of development works shall be submitted to and approved in writing by the Local Planning Authority. This shall describe key stages of the implementation of development directed towards the attainment of a high standard of implementation and workmanship, including:

i) Any dismantling of existing external fabric and construction of new fabric; Ref: AWDM/1624/22
ii) Arrangements for ongoing liaison with the Local Planning Authority for the prior agreement of external materials, design details and working techniques during key stages;
iii) Arrangements for early stage review of works as they are implemented and provision to remove such works if they are deemed by the Local Planning Authority to be of an unsatisfactory standard. The development shall only be carried out in accordance with the details thereby approved.

Reason: In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policies DM5 & DM24 of the Worthing Local Plan 2020 - 2036 and paras 126 - 135 of the NPPF, 2021.

Assessment
An amended document (Revision 5) has been provided setting out the ongoing liaison regarding the design for the new floors of residential development at the Montague Centre.

It is noted that the demolition of the glazed canopy has already taken place.

Provisions are specified to ensure that the consultant architect Lomax Partners is involved during the course of the selection of materials and details and execution of work. This includes that they will be undertaking site visits, some jointly with Council officers, to review the standards of the work as it is executed. There is provision for remedy if works are unsatisfactory.

The consulting architect will also be directly involved in the design of any future NMA or S73.

The document also specifies that Lomax will be required to demonstrate their involvement when details are submitted for approval for conditions 4 and 5 related to design details and external materials.

It is considered that the information is sufficient to ensure a high quality appearance and character of the development.

Recommendation
Approve condition 3

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

Case Officer: Louise Prew Date: 06/03/2025

Authorised by: Stephen Cantwell Date: 19/03/25