Expiry Date - 27/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1261/24 Recommendation – APPROVE

Site: Ayrton 2 Beach House Brighton Road Worthing

Proposal: Application for Listed Building Consent to replace boiler with new wall mounted balanced flue gas boiler within basement shower room; external boiler terminal and 28mm supply pipe from gas meter; reconfiguration of bathrooms including removing partitions. installation of an extract fan.

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 the reworking of a bathroom area in the basement. This includes a new wall balanced flue and gas boiler. To facilitate the arrangement there will be a door moved and a wall removed. There would be a flue introduced to the lightwell as well as an extractor fan.

Relevant Planning History:
None relevant

Consultations:

Expiry Date - 27/12/2024

Worthing Society: Thank you for requesting the Society's comments in respect of the above Planning Application which relates to a Grade II* Listed Building within the newly extended Steyne Gardens Conservation Area. I have now had the opportunity to discuss the proposed plans with our Heritage Team and we have the following comments:-

We understand that extensive alterations were carried out to the building in 1982 when it was converted to apartments and this included the basement area. It is noted that the Conservation Officer has been involved in discussions regarding the planned works. As we have no access to the property, it is difficult to comment, in any detail, on the alterations so we respectfully suggest that the guidance of the Conservation Officer will be important in view of the status of the building.

We have looked at the images for the external works associated with the installation of the new boiler. The works are screened from view and will not harm the 'setting' of the house.

Therefore, I am pleased to advise you that we have no objection to the proposed works.

Conservation architect: I have been discussing the proposed works with the applicant for some time prior to submission of this application.

The majority of the works relate to the basement area of the building , where the insignificant, 1980s stud partitions will be removed. The reordering of the bathroom space is therefore acceptable. A gas boiler flue and a bathroom extract terminal will be sensitively located within a light well.

The new external gas pipe will largely follow the route of another gas pipe run, and will be painted to match the colour of the building. Any new gas feeds to a building should be installed by a suitably qualified fitter, who must ensure they comply with the External Gas Pipe Regulations UK.

This is a significant Listed Building, and the works have been designed sympathetically with minimal impact from a heritage viewpoint. I therefore have no objections to this application.

Representations:
One letter of representation from a neighbour:
"*I presume that your department hand delivered a set of plans for the above, all to which I have no comment, other than the gas main shown on a separate drawing and not issued passes over the an enclosed light well directly below our guest bedroom, as you are aware Beach House has a non compliant Fire Alarm Installation, with a forged commissioning completion certificate!!!*
As a retired engineer would as you to cont an additional gas drop valve linked to the above to provide additional protection.
As long as Worthing and Adur Council Take full responsibility should a explosion or fire occur the I have no further comment."

Officer's response: The installation of the gas main is not a matter that is assessed by planning. However, there are separate regulations to ensure that it is safely installed and the applicant will be required to abide by these.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (2024)
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 wall to the car park on the northern elevation at ground floor level. The presence of this wall allows the pipe to be screened from the street and the wider conservation area. 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. This is due to the sensitively located positioning of the proposal.

To ensure that the piping for the boiler and flue do not adversely affect the setting of the building the proposal has the gas pipe is painted to match in colour the existing building.

The internal works relate to a 1980's stud wall being removed which is insignificant to the visual amenity of the property. As such it is not considered to adversely affect the listed building.

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

Overall, the proposed flue, piping and removal of the stud wall 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.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

Expiry Date - 27/12/2024

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: Finlay Gardner Date: 07/02/2025

Authorised by: Louise Prew Date: 07/02/2025