Expiry Date - 08/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1721/23 **Recommendation – APPROVE**

Site: **2 Warwick Road Worthing West Sussex BN11 3ET**

Proposal: **Removal of rear Crittall windows and replacement with new aluminium double glazed Alitherm Heritage windows**

Application Number: AWDM/1722/23 **Recommendation – APPROVE**

Site: **2 Warwick Road Worthing West Sussex BN11 3ET**

Proposal: **Application for Listed Building Consent for Removal of rear Crittall windows and replacement with new aluminium double glazed Alitherm Heritage windows**

Date of site visit: 20/12/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a Grade II Listed Georgian, 3-storey mid-terraced house with a basement and shallow rear-offshoot. The front elevation includes an attractive canopied balcony which is a feature of the terrace. Elevations are white stucco under a slate 'butterfly' roof behind a front parapet. The terrace is sited close to the seafront with Warwick Road running perpendicular to nearby Marine Parade. Denton Gardens, an area of public open space, adjoins to the east.

The site is located within the Steyne Gardens Conservation Area.

The property was Listed in 1975 with the listing entry recorded as:-

WARWICK ROAD 1. 5406 (East Side) Nos 1 to 15 (consec) TQ 1502 NW 5/18 20.6.75. II GV 2. Early C19. 3 storeys and basement with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopies on the 1st floor. (Those at Nos 7, 10 and 13 missing). Round-headed doorways in moulded frames up 3 steps with semi-circular fanlights and 6-panel moulded doors. Some glazing bars missing. Nos 1 to 15 (consec) form a group.

Date listed: 20 June 1975."

The basement is in use as a flat, with a maisonette on the 3 floors above.

Windows on the rear (east) elevation and rear offshoot are not original, consisting of single-paned horizontally proportioned Crittall metal windows within widened window openings.

Proposal

Planning permission and Listed Building Consent were granted under applications AWDM/2060/21 and AWDM/2030/21 for the installation of replacement Crittall windows to the rear with new double glazed Crittall windows.

The new applications propose to change the replacement windows to a different brand using the 'Smart Systems Alitherm Heritage' range instead of 'Crittall' due to cost. The proposed windows would have exactly the same section, frame size and profiles as the previously approved replacements (which matched the existing windows) and would be fitted within the existing openings.

The existing Crittall windows are corroding making it difficult for them to be opened and closed.

Relevant Planning History:

AWDM/2060/21 - Installation of replacement rear Crittall windows with new double glazed Crittall windows – Approved

AWDM/2030/21 - Application for Listed Building Consent for installation of replacement rear Crittall windows with new double glazed Crittall windows – Approved

00/00783/LBC - Application for Listed Building Consent for renovations and alterations to existing property – Approved

00/00399/FULL - Internal and external renovations and alterations including new door and French windows and rebuilding of canopy on West elevation – Approved

00/00398/LBC - Application for Listed Building Consent for Internal and external renovations and alterations including new door and French windows and rebuilding of canopy on West elevation – Approved

Consultations:

The Worthing Society - This property is a Grade II Listed building which is situated within the Steyne Gardens Conservation Area. The house has 'group value' with the other properties forming part of a Georgian Terrace which is an important feature of the CA. At the rear, the houses are clearly visible and overlook Denton Gardens which are recorded on the Local List of Historic Gardens. I have now had the opportunity to discuss the application with our Heritage Team. The removal of the Crittall windows is welcome. However, in

view of the listed status of this building and its 'setting' we consider it would be preferable for the applicant to revert to timber sash windows.

Design & Conservation Architect – Advised at pre-application stage prior to the submission of the applications and with the same details submitted for consideration.

The newly proposed white Alitherm Heritage windows would appear to be a suitable replacement for the Crittall ones as they apparently have the same section sizes and profiles. Please note there is a condition on the previous LBC approval asking for a drawing showing a section profile of the proposed window.

As noted by the Design & Conservation Architect in relation to the previous applications: *The [existing] metal framed windows are likely to date back to the 1950s, possibly even earlier. Although they do not compliment the style of the Georgian windows found elsewhere in the terrace they are now part of the building's history. Crittall does make double glazed units with narrow profiled frames. This route would probably be considered no change to the building's appearance.*

Officer response – The section drawing has been provided with the application and satisfies the previous condition.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Steyne Garden Conservation Area Appraisal

Planning Assessment

The key considerations are the effects on the visual and residential amenities of the locality and on the historic character of the Listed Building, and the character and appearance of the Conservation Area.

Impact on Visual Amenity, Conservation Area and Listed Building

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The rear of the terrace is visible from Denton Gardens although views are partially screened by mature trees and vegetation growing along the western perimeter of the public park. The Crittall replacement windows previously approved matched the frame dimensions and pattern of opening of the existing windows but were to be double glazed. The Alitherm Heritage windows proposed by the current applications would exactly match the previously approved details other than being from a different supplier. A section drawing has been provided to ensure the details match.

The proposed windows would not be any heavier in appearance and would not detract from the elegance or historic significance of the listed building. Any change in appearance would be barely perceptible other than the improved condition of the replacements.

The change in brand from Crittall to Alitherm Heritage with all other details remaining the same, would not have any additional impact on the special qualities, historic significance of the listed building or the character and appearance of the conservation area. There would be no change to the visual amenities of the locality as a result of this proposal.

Residential Amenity

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The proposed double glazed windows would enhance energy efficiency and greatly improve the thermal capacity of the property, ensuring the long term protection and investment in to this listed building and enhancing the living conditions for the occupants and resulting in a sustainable development.

Recommendation

AWDM/1721/23 - PP

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Replacements to be white double glazed aluminium

AWDM/1722/23 - LBC

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard LB/CA time limit
3. Replacements to be white double glazed aluminium
4. Make good any damage

Expiry Date - 08/02/2024

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Amanda Haslett Date: 02/02/24

Authorised by: Date: