Expiry Date - 29/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0931/23 Recommendation – APPROVE

Site: 2 Southwold House 13 Park Crescent Worthing West Sussex

Proposal: Internal reconfiguration of existing flat with replacement window and door to south eastern elevation in sliding sash timber and solid door.

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Proposal: Application for Listed Building Consent for Internal reconfiguration of existing flat with replacement window and door to south eastern elevation in sliding sash timber and solid door.

Date of site visit: 22/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Park Crescent, facing onto Amelia Park which lies to the west and within the Park Crescent Conservation Area. The building is Grade II* listed. The property is a mid-terrace, three storey building finished in stucco with classical detailing. The building is currently occupied as 7 flats and the application relates to Flat 2 located on the ground floor at the rear of the building.

The list description is as follows:

PARK CRESCENT 1. 5406 Nos 1 to 14 (consec.) TQ 1402 NW 1/26 11.10.49. II GV 2. 1829-1830. Amon Henry Wilds Architect. 3 storeys. 3 windows each. Stuccoed. The houses are built in 3s. Each centre house projects with pilasters from ground to 1st floor having Corinthian capitals with honeysuckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then 2nd storey with small plain pilasters, roundheaded windows and pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and a castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron II* 11OCT1949*

balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors. Nos 1 to 14 (consec.) and the gateway and lodges form a group with Beechwood Hall. Listing NGR: TQ1430102892

Proposal

Planning permission and Listed Building Consent are sought for internal reconfiguration of the existing flat and replacement window and door to the south-east courtyard elevation.

The current layout of the flat consists of a bedroom, living room, kitchen and bathroom accessed via a communal hallway from the front of the house and with access to the rear courtyard. The proposed layout would provide a lobby, kitchen/living area, dining area, 2 bedrooms and a bathroom.

The new layout would be achieved by removing internal partition walls, creating new stud walls, blocking up a doorway to create an alcove in bedroom 1, creating a raised plinth to box in the wastewater pipes from the relocated kitchen, creating a new opening to the side of the chimney breast, creating a new door to the bathroom and infilling the existing door, removing a steel column in the kitchen area and removing the false ceiling to be reinstated at a higher level with new support beams.

The only external works proposed are the replacement of a single glazed door and window to the south-east elevation facing into the courtyard at the rear of the building. The door would be replaced with a solid timber door and the window with a timber sliding sash.

The applications have been amended to address concerns raised regarding the drainage runs for the kitchen and infilled doorway, to update the proposed door from composite to timber and to reconfigure the layout and provide further information regarding structural support following the proposed removal of the steel column.

Relevant Planning History:

None relevant

Consultations:

The Worthing Society - The plans relate to the internal reconfiguration of the flat and whilst we have no objection, in principle, we are unable to comment in detail as we have no access to the dwelling. In view of the heritage status of the building, we respectfully suggest that the guidance of the Conservation Officer will be necessary.

Design & Conservation Officer –

- The revised kitchen layout is a much neater solution where the pipework will be hidden from view.
- The single step platform is acceptable.
- The removal of the existing column in the kitchen and the layout / padstones for the new steel beams are also acceptable.
- The details of the proposed timber external door are acceptable.
- The switching of the alcove to the bedroom as shown on the Alcove Architecture plan is also acceptable.
- We need to understand the positioning of the steel beams in relation to the existing ceiling – a section drawing with the ceiling clearly indicated.

Officer response – Additional section drawings were provided to show the steel beams in relation to the ceiling and these details have now been agreed.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The property is a Grade II* listed building therefore the primary consideration will be whether the proposed works are acceptable in terms of their impacts on the historic character and appearance of this heritage asset. Great weight is given to protecting the building from harm or loss that would affect its special interest and character. The key considerations for the planning application are in relation to the impact on visual and residential amenity.

Listed Building, Conservation Area and Visual Amenity

The proposed works involve changes to the layout, including the removal of partition walls, construction of new stud walls, a new opening, blocking up of an opening, removal of a steel column, installation of steel beams and a replacement door and window.

The partition walls to be removed are non-original insertions that form the existing flat and there would be no harm to the historic fabric of the building as a result of these alterations. The new stud walls would determine the new layout and would create a more considered flow through the flat. A new opening created between the proposed kitchen and dining area would be acceptable in heritage terms as this was most likely an opening in its original form. The blocking up of the opening to the other side of the chimney breast would retain the original frame and detail of the doorframe but with shelves inserted to create an alcove thereby retaining the sense of an opening in this position. The new

opening to the bathroom would be within a non-original part of the building and would not affect the historic fabric of the building. The removal of the steel column in the old kitchen is again a non-original part of the building and the replacement of this with new beams as set out in the structural drawings is considered to preserve the character of the building and provide structural integrity. The new beams would be supported on padstones fixed to the existing walls.

The only aspects of the proposal that are visible externally are the replacement door and window to the rear courtyard elevation. The door has been amended from composite to timber to ensure that it reflects the character of the listed building and the window is to be replaced with a timber, double glazed sash window. Both of these features are non-original and their replacement is considered acceptable.

Various amendments have been made to ensure that the window openings are not blocked by the placement of kitchen units and to minimise the extent of drainage runs and to ensure that historic architectural features are preserved.

There would be no harm to the historic integrity of the listed building as a result of the change in layout. The alterations as proposed would not result in any significant harm to the architectural features, fabric or special interest of the Grade II* Listed Building and are therefore considered acceptable.

The building is within Park Crescent Conservation Area and any development should preserve or enhance the established character and appearance of the conservation area.

The only external changes are to the door and window within the enclosed courtyard that is not visible from the Conservation Area or the surrounding street scene. The window and door are appropriate in context with the character of the building and as such would have no adverse impact on the conservation area or the visual amenities of the locality.

Residential Amenity

The works relate mainly to internal changes to the layout and although there would be noise and disturbance to neighbours while works are carried out there would be no long term impact on residential amenity as a result of this application.

Recommendation

AWDM/0931/23 – Planning Permission

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials and finishes as specified

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.

AWDM/0932/23 – Listed Building Consent

APPROVE subject to Conditions:-

1. Drawing Numbers
2. LB time limit
3. Protect LB
4. Damage made good
5. Materials and finishes as specified on plans
6. Beams and padstones constructed in accordance with section and structural drawings

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: Amanda Haslett Date: 21/12/23

Authorised by: Jo Morin Date: 21.12.2023

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