# DELEGATED APPLICATIONS ASSESSMENT SHEET

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| Application No: 11/0248/FULL | Recommendation – Approve Application |
| Site | 39 Warwick Street Worthing West Sussex BN11 3DQ |
| Proposal: | Alterations to existing shop front (Retrospective) (New burgandy and cream ceramic tiling to existing fascia panel and to plinth below shop windows) |

Date of Site Visit: 3rd August 2011

Neighbours Checked: Y

Additional Neighbours Notified (List Addresses): N

Site and Surroundings & Details of Proposal:

No. 39 Warwick Street is a ground floor retail clothing shop (Class A1 use) with residential use on two floors over, with a separate entrance to the left-hand side of the shop.

Retrospective planning permission is sought for alterations to the existing shop front consisting of the installation of burgundy red and cream ceramic tiling to the existing fascia panel above the shop windows and also to the plinth below the shop windows, together with the painting of the metal frame of the shop front in burgundy red.
These works were carried out in September 2010.

The site is situated on the north side of Warwick Street between Warwick Lane and High Street. The property is a mid-terraced building and a building of local interest. It is situated within the South Street Conservation Area.

Consultations and Representations

The Conservation Area Advisory Committee raises no objection.

Human Rights: Not applicable, as the works for which permission is sought have been completed.

Planning Assessment

To accord with National Planning Policy Statement (PPS) 5 'Planning and the Historic Environment', Policy BE6 of the South East Plan and Policy 16 of Worthing Borough Council's Submission Core Strategy, alterations to local interest buildings in a Conservation Area will be permitted only so long as they would reflect, and would not materially harm, the predominant characteristics of the building concerned, including any principal historic or architectural features, and would preserve or enhance the character and appearance of the Conservation Area.

Permission was granted in 1988 to alter the shop front at this property to provide a separate entrance from the ground floor shop to a hairdressing salon on the first floor (WB/1259/87 refers). The approved design retained the key elements of the 'Art Deco' design, construction and detailing of the historic shop front, including the layout, proportions and detailing of its shop windows and entrance doors.

These elements still remain, and have been retained in the application works.

The fascia works under this retrospective application consist of the installation/application of 152 mm by 80 mm burgundy and cream ceramic tiling to the fascia with lead flashing along its top edge.

These works, in my opinion, have resulted in a sympathetic alteration to the building that reflects, and has enhanced, the historic design and appearance of the shop front and the building as a whole in a sensitive manner, with a welcome 'decorated' fascia, echoing the shop's 'Art Deco' origins.

Although this is the only shop with this type of shop front along Warwick Street, this form of alteration is a welcome improvement, using traditional materials and detailing, including the use of neatly applied and proportioned non-illuminated fascia lettering (for which separate advertisement consent is not required) that echoes much more closely the historic design of the shop front and Warwick Street as a shopping street. Furthermore, the tiled fascia is not over-dominant or unduly intrusive within the street scene.

These completed alterations accord with the above policies, and are considered to be acceptable.

The tiling to the plinth below the shop windows and shop entrance consists of 150 mm by 60 mm burgundy red ceramic tiles.

This treatment to this part of the shop front, in my opinion, again works well with the shop front by setting the shop windows and entrance on a more clearly defined plinth, this being a traditional method of construction and finish that is appropriate for this building and the locality. Together, these alterations have introduced a welcome 'new' shop front that has enhanced the historic character and appearance of the South Street Conservation Area, and is acceptable under the above policies.

There are no further works in the particulars submitted that are necessary or proposed. The application covers all completed works for which planning permission is required.

Unconditional consent should therefore be granted.

An Informative however should be added to the decision Notice, drawing the applicant's attention to the irregular surface and overhang of the stone stabs in the entrances to Nos. 39 and 39A Warwick Street, which could present a trip hazard, with the suggestion that they investigate a suitable alternative surface material for the two steps. (Such works, if they matched the completed shop front works, would be considered *de minimus* and would not require separate planning permission).

Recommendation

Approve

Reasons for Recommendation: The completed shop front alterations comply with the relevant National and Local Planning policies.

Is recommendation contrary to letter (s) of representation? (No)/Yes/NA

DELEGATED

Case Officer Sign..... [redacted] ..Date..3/8/11.....

Authorising Offic[redacted] Sign..... [redacted] ..Date..4/8/11.....