Expiry Date - 01/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0285/25 **Recommendation – APPROVE**

Site: **Rose Cottage 202 Salvington Road Worthing West Sussex**

Proposal: **Application for Listed Building Consent to replace current gas boiler with re-positioned combi boiler. Requires new flue on external rear (East) wall alongside existing flue.**

Site visit: 01.07.2025 (with RS) and Applicant

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a modest 2-storey cottage comprising the northern part of a grade II Listed building sited on the north side of Salvington Road within the Durrington Conservation Area. The listed building (comprising Rose Cottage and the Old School House) is sited at 90 degrees to Salvington Road located north of No.200 (not listed), close to its junction with Durrington Hill.

Access to Rose Cottage (and the Old School House) is from a shared parking forecourt accessed from Salvington Road. A fenced garden extends forward (west) of the front of the cottage wrapping around to its north side. The garden is enclosed on the west side by a tall flint wall (separately grade II Listed). A small, enclosed yard adjoins the rear (east) elevation of the dwelling to which there no direct access from the dwelling itself.

The cottage comprises a later addition (c.1808) to an original flint dwelling dating from 1723 (The Old School House). The cottage has dual ridged and pitched clay-tiled roofs with a central valley. The external walls are primarily rendered with flint to the north face of the eastern gable. There is a single-storey lean-to addition on the north elevation and a modern conservatory attached to the east side of it.

The statutory list describes it as follows: -

SALVINGTON ROAD TQ 10 NW DURRINGTON 23/221 Rose Cottage GV II Cottage c1723, extended 1808 with C19 casements. Faced with knapped flint with red brick dressings. Tiled roof with 3 brick chimney-stacks, 2 storeys 3 windows to main part of cottage. C19 casements. End quoins, aprons under 1st floor windows and plinth. Later door to right hand side is original brick surround. Right hand side has addition of 1 bay in matching-materials dated 1808 with the initials 0 and T A. (0 standing for Overington). Left side addition of 1 bay which is rendered. 2 gables to rear elevation. Interior has brick open fireplace with wooden bressumer with lamb's tongue stop and spice cupboard.

Large axial beam but some of the floor joists are rough poles. Listing NGR: TQ1192905248

Listed building consent is sought to install a Vaillant Eco combi gas boiler in the kitchen with an associated external flue inserted into the external east wall of the dwelling.

Relevant Planning History:

AWDM/0713/14 - Demolition of existing conservatory and erection of attached 2-bedroom dwelling on north side and associated alterations to existing cottage. Permitted 10th February 2015 – Lapsed without implementation.

AWDM/0714/14 - Application for LB Consent for demolition of existing conservatory and erection of attached 2-bedroom dwelling on north side and associated alterations to existing cottage. Granted Consent 10th February 2015 – Lapsed without implementation.

AWDM/1906/17 - Demolition of existing conservatory and erection of attached 2-bedroom dwelling on north side and associated alterations to existing cottage (re-submission of AWDM/0713/14). Permitted 21st February 2018 – Lapsed without implementation.

AWDM/1907/17 - Listed Building Consent for demolition of existing conservatory and erection of attached 2-bedroom dwelling on north side and associated alterations to existing cottage (re-submission of AWDM/0714/14). Granted Consent 21st February 2018 – Lapsed without implementation.

AWDM/2178/21 Proposed demolition of existing conservatory and lean-to extension, construction of a two-storey extension and minor internal alterations to form an enlarged family home. Permitted 16.06.2022 – Lapsed without implementation.

AWDM/2179/21 Listed Building Consent for proposed demolition of existing conservatory and lean-to extension, proposed two storey extension and minor internal alterations to form an enlarged family home. Granted Consent 16.06.2025 – Lapsed without implementation.

Consultations:

National Amenity Societies: No comments received.

The Worthing Society: No comments received.

Representations: None received

Relevant Planning Policies

Worthing Local Plan (WBC 2023): DM5, DM24
National Planning Policy Framework (MHCLG 2024)

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National Planning Practice Guidance

Planning Assessment

The key considerations is the impact of the proposal on the historic character and appearance of the listed building and its important features of historic and architectural significance.

Policy DM24 states that listed building consent will only be granted provided that the appearance, significance or historic character of the listed building will not be adversely affected.

The architectural and historic significance of Rose Cottage stems from its origins (together with the Old School House) as a humble residential dwelling carried out in a local architectural style using local materials.

The current heating system is supplied by an outdated AGA boiler system located in the kitchen. The proposed Vaillant EcoFIT Pure 830 combi boiler is to be fixed to the internal wall to the north of the kitchen window

The boiler will be served by new 28mm pipework replacing the existing 22mm feed in the understairs cupboard (off the kitchen). It will continue at skirting-level fitted in the gap between the stud wall and the solid party wall behind. The pipework will wrap around the SE corner (behind the existing kitchen floor cupboards). The existing AGA boiler will be disconnected but retained in situ.

On the first floor, the existing water tanks and water cylinder will be removed from a cupboard in the rear bedroom.

Externally, a white UPVC Vaillant EcoFIT Pure telescopic flue with a black metal termination cover will be inserted to the east flank wall requiring a 100mm diameter hole to be drilled in the wall.

The Council's Conservation Architect is satisfied that the proposed replacement boiler and new pipework will not affect any internal features of historic or architectural significance.

The proposed external flue is modest in size and will be fitted on the rear elevation of the building where it will have minimal impact on its appearance. It is considered the impact will result in less than substantial harm to the historic significance of the building. In providing the occupiers with a more modern, efficient heating system it will help secure the long-term use of the existing residential dwelling.

<u>Other</u>
At the time of the site visit it was noted that a former chimney on the rear (east) elevation of the cottage had been entirely removed and replaced with a cylindrical flue serving the current Aga boiler. There is no formal record of consent for this work which took place between 2014 and 2024 (when the current owner purchased the dwelling). Interestingly, the existing and

proposed elevation drawings appear to show the pre-existing chimney. It was drawn to the attention of the Applicant on site that this matter will need to be followed up separately with the planning enforcement team.

Recommendation

GRANT listed building consent subject to the following conditions:-

1. Approved plans
2. Standard LB time limit
3. Make good damage

Informative:

Pro Active – No Amendment

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

Case Officer: Jo Morin Date: 04.07.2025

Authorised by: Louise Prew Date: 04/07/2025