Development Management – Delegated Officer Report

Application Number: AWDM/0944/24 **Recommendation – APPROVE**

Site: 14 Ambrose Place Worthing West Sussex BN11 1PZ

Proposal: Removal of existing timber picket fence and erection of new metal fence and gate

Application Number: AWDM/0945/24 **Recommendation – APPROVE**

Site: 14 Ambrose Place Worthing West Sussex BN11 1PZ

Proposal: Application for Listed Building Consent for removal of existing timber picket fence and erection of new metal fence and gate

Date of site visit: 30/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This house is on the north side of Ambrose Place and has a second garden on the south side of the road. It is a three storey mid-terrace property with a lower ground floor and rooms in the roofspace including a rear dormer. The whole terrace has deep gardens that back on to Richmond Road.

The property is a Grade II Listed Georgian building and is located within the Chapel Road Conservation Area. The property has the following listing:

AMBROSE PLACE (North Side) 1. 5406 Nos 1 to 14 (consec) including sections of railings along the front TQ 1402 NE 3/23 11.10.49. II GV 2. Between 1814 and 1824. Built by Ambrose Cartright. 3 storeys and basement, with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopy on 1st floor, the balconies supported by 4 slender columns to each house. Nos 6, 12 and 13 retain their original trellised wooden porches which fill the space between the 2 right hand columns in these houses. The other doorways which have not been altered have fluted frames and very narrow rectangular fanlights. Apart from the porches, only Nos 1, 2, 6, 7 and 10 to 14 have their facades more or less as originally built. Nos 3, 5 and 9 have had later iron balconies substituted for the wooden ones. No 4 has had a bay on the 2nd floor and an extra storey added. No 5 lacks a storey, and No 8 has had a later bay added on ground and 1st floor and also a porch. No 14 is quite different from the other houses, being bow fronted with an iron hooded balcony, Doric pilasters above this, arcading to 2nd floor windows, an attic storey with dormer windows behind the parapet, and a porch with Doric columns, but the house is

original and not altered. Most of the houses have cast iron railings along the pavement and to either side of the front space and basement areas. All have finials of javelin form, but some are of lighter scale than others. No 1 has light railings along the east only (with a fluted terminal post); No 4 heavy railings to the front and west; No 5 has railings decorated with anthemions etc, to the steps; Nos 5 and 8 have heavy railings to the front; No 8 to the right also; Nos 9 and 10 have light railings to the front and west, and fluted posts at the angles and entrances; No 12 has heavy railings to east and west and fluted angle and entrance posts; No 14 has heavy railings to the front, east (with gap) and west and 4 piers with elliptical caps. Nos 1 to 15 form a group.

There are a number of TPO trees within the front garden.

Proposal

The proposal involves works to the boundary treatment along the southern side of Ambrose Place The existing timber picket fence and gate will be removed. These will be replaced with metal PPC railings similar to the ones to the main house on the northern side of the street. A matching brick wall will be built between the two brick piers where the gate is currently located. Adjacent to this between two of the piers will be double fronted gates in a similar style.

Relevant Planning History:

Various applications related to the garage to the north of the house off Richmond Road.

TPO applications for works to trees within the southern garden

AWDM/0397/23 - Proposed erection of summer house in front garden south of 14 Ambrose Place involving removal of two trees. Refused

AWDM/0708/13 - Refurbishment of balcony and railings to front (Listed Building Consent). Approved.

99/00610/LBC - Application for Listed Building Consent for the provision of a handrail on each side of the steps to the front door of the property Permitted 13/09/1999

Consultations:

<u>West Sussex County Council (as LHA)</u>
This application seeks Listed Building Consent (LBC) for the removal of an existing timber picket fence and erection of a new metal fence and gate. WSCC in its role as Local Highway Authority (LHA) has provided comments for the accompanying householder application AWDM/0944/24. The comments provided can be applied to this LBC application also: The applicant has confirmed that the proposed gates are not for vehicular access purposes, but rather to facilitate access for a lawn mower, wheelbarrow or wheelchair, for the maintenance and enjoyment of the existing garden. The applicant has also

confirmed that no proposals for a dropped kerb or removal of on-street parking is proposed as part of this application. Therefore, no concerns would be raised from a highway safety point of view. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Conservation architect:
This application includes proposals to remove the brick plinth between two of the existing brick piers. Its removal and the replacement of a section of the garden boundary enclosure with a pair of oversized gates for pedestrian access only, would be harmful to the character of Ambrose Place.

I have concerns regarding the visually heavy framing to the proposed access gates due to the 3295mm opening. A normal pedestrian gate (900mm) would not require this heavy framing. The elevational drawings suggest metal posts adjacent to all the brick piers. This is not a traditional way of erecting railings between piers and will result in a poor replication. The starting point should be to look at the street railings of the main house.

Scaling from the plans would suggest the current distance between the brick piers where the current pedestrian gate is located, is about 1m. Therefore a traditional approach to hang a pedestrian gate directly from the piers should enable a wider opening than the current timber gate, allowing easy access of lawnmowers, wheelbarrows, etc.

Worthing Society:

This proposal relates to a Grade II Listed Building, circa 1820. The property and its detached south facing garden have significant group value with the setting of this elegant Regency terrace, which is located within the Chapel Road Conservation Area. The Ambrose Place terraced properties, together with their detached, south side gardens, are subject to an Article 4 Direction and form an important element in the conservation area,

Although the Conservation Area Appraisal Document (CAAD) refers to reintroducing a suitable 'low means of enclosure with gates', we have concerns about the necessity for double-width access gates. This design seems rather more than a 'garden gate' and raises the possibility of future long term use as a parking area. This design would also set a precedent for bordering the gardens and in our view appears over-dominant.

In summary and for the reasons stated the Society objects to this application

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15, DM23, DM24
National Planning Policy Framework (MHCLG 2023)
Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Chapel Road Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations are the effects on the heritage assets and residential amenity.

Impact on heritage assets

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority should have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF, further emphasises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Policy DM24 states that planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. It also states that development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features.

Policy DM5 seeks to ensure all new development is of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

The Chapel Road Conservation Area character appraisal provides the following assessment of Ambrose Place:

From 1814 through to circa 1826 Ambrose Place was developed piecemeal westwards from St Paul's Church by the builder Ambrose Cartwright. The houses have detached front gardens and although varied in their designs form one of the most attractive Regency terraces in Worthing.

No other street in Worthing has the elegant character of Ambrose Place. It is a residential street in the town centre with Nos. 1-15 on the north side comprising a listed group. Front gardens are separated from the houses by a road which is heavily parked. Constructed in the early 19"1 century, the terrace exhibits common features throughout with a strong sense of verticality, although the architectural detailing of each building or pair of buildings is distinct. Ambrose

Place relates more closely to the areas to the west, which largely retain their residential community character, than to the commercial and civic uses which exist in other directions.

Note: The Ambrose Place terraced properties, together with their detached, south side gardens, are subject to an Article 4 Direction. This designation means a planning application must be made for certain, relatively minor works in the interest of the character and appearance of the Conservation Area. These works include curtilage buildings, hard surfacing and changes to means of enclosure, where such development would front Ambrose Place.

Enhancement Opportunities:

- *Enhance the listed group 1 to 15 Ambrose Place by reinstating original features or details where these are missing to the detriment of the building's special interest, for example, iron railings, and remove any features which detract from the buildings' special interest.*
- *Encourage the enhancement of the detached, south side gardens by reducing the amount and prominence of hard surfacing and increasing the prominence of greenery and planting. Where existing car parking must be retained, gravel, slab strips, or grass-through-concrete surfaces would be preferable. Reintroducing a suitable low means of boundary enclosure, with gates, would also bring enhancements in some cases.*

The proposal for fence and gates would retain an enclosure to this garden as per the existing. The fence would be a similar height, located between the retained existing brick piers. A small section of wall would need to be built between the two piers where the existing gate will be removed. This will be conditioned to ensure matching bricks are used. The principle of a replacement fence is supported in principle.

In terms of the new black metal railings further details are required. The plans show chunky horizontal bars above the brick wall and heavy metal framing posts to hang the gates. As the development affects a listed building and conservation area it is considered that further details are required which propose a slenderer profile, similar to the existing railings to the property on the north side of Ambrose Place. Similarly, it is expected that the gates could be hung directly from the brick piers without the need for the metal posts and so further details confirming this approach are necessary. The finial proposed appears acceptable but will be included within the condition to confirm details following the selection of an appropriate fence and gate.

The conservation area appraisal encourages enhancements to the southern gardens to reduce the amount and prominence of hardstanding and increasing the prominence of greenery. The garden is approximately three times the size of the gardens to the east and contains several protected trees of individual and group value and no vehicle access. It is one of the main gardens on Ambrose Place which retains its verdant nature and is prominent at this end of the street due to its scale compared to the neighbouring gardens. It is therefore considered necessary to protect this garden from hardstanding or car parking which would fail to preserve the appearance of the conservation area. The

applicants have agreed to a condition to prevent car parking, with access limited to maintenance equipment for the management of the trees.

The Council's tree officer was consulted and did not consider it necessary to include tree protection conditions during construction works. However, it was agreed that parking in the garden would have the potential to compact the roots of protected trees and therefore it is considered necessary to restrict parking for this reason as well.

The development is therefore acceptable in terms of visual amenity and impact on heritage assets.

Residential Amenity

The development will not have any adverse impact on neighbours due to its location to the opposite side of the street from the Ambrose Place houses. The site is separated from neighbours to the west by a narrow walkway. The fence and gates are in place of an existing fence and are therefore not considered to have an impact.

Recommendation

APPROVE subject to Conditions: (householder)

1. Drawing Numbers
2. Standard time limit
3. Brick wall materials to match
4. Materials /details to be approved
5. Fence to remain powder coated black and maintained for the lifetime of the development
6. No car parking

APPROVE subject to conditions (listed building consent)

1. Drawing numbers
2. Time limit
3. Protect listed building from damage
4. Make good any damage

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? Y

Case Officer: Louise Prew Date: 04/11/2024

Authorised by: Jo Morin Date: 04.11.2024