THE WORTHING SOCIETY

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Principal Planning Officer
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA

10 January 2024

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WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/1647/23 - CHINA PALACE. 45A CHAPEL ROAD, WORTHING, WEST SUSSEX BN11 1EG

Change of use of part of the second floor restaurant and offices to create 8no. residential units together with replacement aluminium windows to North, South and East elevations.

Thank you for the opportunity of commenting on the above application. This distinctive building is within the Chapel Road Conservation Area and recorded on the Council's Local Interest List.

I have now had the opportunity to discuss the above application with our Heritage Team. We note that the earlier application AWDM/1483/23 was recommended for approval subject to revisions.

The Society did submit an objection to the earlier application on the grounds that the increased bulk and mass of the roof extension originally proposed would be over dominant, particularly with the zinc cladding. In our view, this would have had a detrimental effect on the conservation area, further emphasising the contrast with Liverpool Terrace and Liverpool Gardens.

However, on scrutinizing the current application we consider that there has been an improvement. The Applicant has responded positively to the comments raised by the Officer's Report in reference to AWDM/1483/23. We note that both the footprint and height of the extension have been reduced. Regarding the zinc cladding, we are pleased to note this has been replaced with 'glass rain-screen cladding' which could be a 'milky white' or 'light blue' colour to merge with the skyline. The angle of the solar PVs on top of the roof has been lowered to minimise their visual impact and, thus, will give a much lighter appearance and will better complement the conservation area.

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The formation of larger window openings and recessed balconies into the south elevation of the building will be a positive improvement to add interest and give a more finished appearance. We are also pleased to note that there are no substantial external changes and the characterful façade facing east into Chapel Road has been retained. This elevation contributes positively to the character and development of the conservation area.

I am, therefore, pleased to advise you that we offer no objection to this application.

I hope this is helpful.

Yours sincerely

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[redacted] Design and Conservation Architect, Adur & Worthing Borough Council