Development Control – Delegated Officer Report

Application Number: AWDM/0312/25 **Recommendation – APPROVE**

Site: Flat 9 79 Marine Parade Worthing West Sussex BN11 3QE

Proposal: Listed Building Consent to treat and support rotten beam and replace valley gutter in loft space

Date of site visit: 29 May 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the northern side of Marine Parade. The property contains a four-storey building in use as flats. The building is Grade II listed with the following listing:

MARINE PARADE 1. 5406 Nos 77 to 79 (consec) TQ 1402 SE 4/7 11.10.49. II GV 2. Early C19. 4 storeys. Terrace of 3 houses. 8 windows in all. Stuccoed, ground floor of Nos 78-79 rusticated. Curved fronts of 2 windows each. Cornice and parapet. Glazing bars intact. No 77 has a slightly lower facade than Nos 78 and 79, 2 windows only, long and short quoins, no balcony, and one ground floor window made into a door. Nos 78 and 79 are a pair, slightly larger, and have 3 windows each. Since last survey they have lost wooden balconies on the 1st floor with hoods. Stringcourses above 1st and 2nd floors.

Nos 74 to 79 (consec) form a group.

The site is within Marine Parade and Hinterland Conservation Area.

Proposal
The application seeks part retrospective consent for the replacement of the damaged internal gutter to rear roof space and treatment of the rotten beam and adjacent wooden supports following water ingress.

Other associated alterations will be made including waterproofing of the valley, replacement timber boxing and ceiling reinstatement with lather and plaster.

Relevant Planning History:

AWDM/0539/22: Application for Listed Building Consent for replacement sliding sashes and window repairs. Permitted 31/08/2022

05/0028/LBC:_Application for Listed Building Consent for alterations and refurbishment of property in connection with its use as nine self contained flats. Permitted 07/03/2005

Flat 4 and 7

AWDM/0099/25: Replacement of timber windows with double glazed uPVC windows to the side (to both flat 4 and flat 7). Refused 9/4/2025

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Consultations:
Conservation architect: The revisions justify the alteration to the original design of the gutter and the application is supportable.

Officer's response: The above comments were received following a revised Design and Access Statement which provided further explanation for the change in the materials and style of guttering

Representations:

None received

Relevant Planning Policies

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

Planning Assessment

The works are retrospective following water ingress from the damaged internal gutter. The revised Design and Access Statement sets out the reason for the replacement uPVC pipe as follows:

Black uPVC circular pipe section has already been installed to stop water ingress and further damage, and suitably weatherproof. This material was chosen due to the urgency of the works, and for its durability, low maintenance once hidden, and excellent resistance to corrosion and moisture throughout its use - significantly outperforming traditional materials like lead or timber in this context. The uPVC pipe is a standard, reliable solution in modern roofing applications, offering a watertight seal and reducing the long-term risk of leaks.

Functionally, the new pipe improves the original setup by eliminating potential sources of odour and sound transmission associated with open gutter designs. It also provides a more effective and hygienic means of drainage, reducing the

risk of flooding or water pooling within the roof void. Overall, this represents a safer, cleaner, and more sustainable long-term solution. The plastic pipe has been securely fixed in place and will be completely hidden from view once ceiling finishes are reinstated, maintain the aesthetic integrity of the interior. Replacement timber plank boxing around the pipe can be provided if desired to replicate the original appearance, however noting that this will be completely hidden.

The works were seen on the site visit with the LPA's conservation architect. The justification for the change to the uPVC pipe is considered sufficient and an acceptable solution in this instance to prevent future water ingress. The applicant has suggested they could replace the timber plank boxing around the pipe to replicate the original appearance. This will be required by condition. Associated alterations to replace the ceiling and repair and support the beam are also considered acceptable.

Overall, the changes are considered to preserve the appearance of the listed building.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Timber plank boxing shall be installed prior to the ceiling replacement.
5. Protect listed building from damage
6. Make good damage within two months

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: Louise Prew Date: 13/06/2025

Authorised by: Jo Morin Date: 16.06.2025