Expiry Date - 19/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0625/25 **Recommendation – APPROVE**

Site: **Charles Dickens 54 - 56 Heene Road Worthing West Sussex**

Proposal: **Replace timber and metal-framed window with UPVC windows. Remove Juliette balcony and restore original window opening**

Date of site visit: 09.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a link-attached, Victorian building over 3-floors (plus basement) located on the east side of Heene Road, currently in use as a public house with residential accommodation (manager's flat) above.

The property is located within Rowlands Road medium-scale local shopping centre and Ivy Place Conservation Area.

The building has been substantially extended and altered over many years, including the erection of a single-storey 'shop front' extension, front dormer, and replacement windows and doors throughout including French doors and Juliet balcony to the first-floor front elevation.

Proposal

Permission is sought to replace 11no existing windows on the West, South and East elevations currently comprising a combination of timber and metal casements with UPVC casements (Heritage 2800 Flush Casement) and sashes ('The Heritage Rose'). It is proposed to restore the first-floor centre window opening on the front (west) elevation and remove the Juliet balcony.

The Heritage Statement states: "*None of the windows to be replaced are original to the building. The wooden windows are all softwood and in extremely poor condition with cills and frames suffering from extensive rot. The Crittal windows are also in poor condition. None of the larger frames are able to be opened. Most of the larger panes do not comply with current building regulations as the internal cill height requires the use of safety glass. Restoration of the windows is not a feasible proposition. The existing designs particular the wooden framed windows are crude in design and restoration or reinstatement on a like for like basis would not be in keeping with the original design of the building.*"

Relevant Planning History: None relevant

Consultations:

The Worthing Society: No objection, commenting: -

"This building dates from the Victorian period and is within the Ivy Place Conservation Area. Originally a large villa known as 'Chiptons' the building is ow a public house and has been much altered over the years, particularly on the ground-floor level.

We have noted the building is beginning to look rather run down. The proposed windows which are from the 'heritage range' appear to be of good quality and sensitive to the character of the building. They also appear to be flush-fitting,

Very exceptionally we consider the replacement windows which retain the same style would improve the overall appearance of the building and the level of harm to the conservation area would be less than significant."

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP2, DM5, DM24
National Planning Policy Framework (MHCLG 2025)
National Planning Practice Guidance
Ivy Place Conservation Area Appraisal

Planning Assessment

The key considerations are the effects of the proposal on the visual and residential amenities of the locality and on the historic character and appearance of the Ivy Place Conservation Area.

Visual Amenity and Heritage

There is a statutory duty to have regard to the desirability of enhancing or preserving the character or appearance of the conservation area.

The NPPF (paragraph 212) states:-

"*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*"

LP Policy DM5 requires all new development to respect, preserve and where appropriate enhance heritage assets and settings.

Policy DM24 requires development in conservation areas 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 using CA Appraisals to assess applications.

The Ivy Place CA Appraisal identifies the Charles Dickens as a potential enhancement opportunity: “on the east side of Heene Road permit selective demolition and some sensitive limited redevelopment of the Public House so as to better reveal the original Victorian building and enhance its setting”.

The Appraisal seeks to: -

- Encourage owners and occupiers to implement schemes of repair maintenance and external decoration appropriate to the original design quality, character and appearance of individual buildings and also to complement the street scene.
- Retain, maintain and where necessary reinstate timber sliding sash windows.

The Heritage Statement accompanying the application explains that the property was built prior to 1875 as a residential villa, ‘Chipton Villa’.

The original windows primarily consisted of timber sashes. The roof accommodation was served by modest-sized pitched roof dormers. In the early C20 the 3no pitched-roof dormers on the front (west) elevation were replaced with a single, wide, predominantly glazed dormer with timber framed casement windows. The single-storey shop front was added by the mid-C20 when the property was in use as a hotel. The front dormer windows were replaced in metal Crittal at this time.

By the mid-late C20 most of the first-floor sash windows had been replaced with timber casements and the cill dropped on the centre-opening on the front (west) elevation with French doors installed. 5no timber sash windows (2no on the south elevation and 3no on the east elevation) remain and are to be repaired and repainted.

<u>Front (west) Elevation</u>

Dormer Windows 1-3 currently Critall to be replaced is UPVC Flush casements with small pane design. The photographic evidence supplied with the application shows that the small pane design of the proposed replacements will be more in keeping with the design of the original timber casements in this dormer (itself not an original feature). The UPVC framing will be thicker resulting in a noticeable ‘heavier’ appearance than at present. However, the flush-fitting units will help to achieve a more ‘sleek’ appearance than the standard storm detail, with matching glazed sightlines in the fixed and opening casements.

First-floor windows 4 and 6 currently non original timber casements to be replaced in UPVC sashes. The proposed sliding sash design will reflect the

opening style of the original timber sashes. The framing of the UPVC sash window will be thicker than the existing timber casements, but the proposed replacement consists of a good quality heritage product with a chamfered profile, slender mid-rail and thicker bottom rail that reflect the proportions of a traditional timber sash window.

First-floor window 5 currently non original timber French doors with fanlights and metal Juliet balcony. The reinstatement of the centre window opening to match those on either side will more in keeping with the character and appearance of the original villa.

South Elevation

First-floor window 7 currently a non-original timber casement to be replaced with a UPVC sash. The proposed sliding sash design will reflect the opening style of the original timber sashes in the building. The framing of the UPVC sash window will be thicker than the existing timber casement, but the proposed replacement consists of a good quality heritage product with a chamfered profile, slender mid-rail and thicker bottom rail that reflect the proportions of a traditional timber sash window

First-floor window 8 (upper) a non-original timber casement to be replaced with a UPVC flush-fitting casement. The UPVC framing will be thicker than the existing timber framing with a smaller amount of glazing visible. However, the flush-fitting opening units will help to achieve a more ‘sleek’ appearance than a standard storm detail.

First-floor window 9 (lower) A non-original timber fanlight above a fixed casement. The UPVC framing will be thicker than the existing timber framing with a smaller amount of glazing visible.

Rear (East) Elevation

Upper first-floor windows 10 and 11 currently non original timber casements to be replaced with a UPVC casement. The UPVC framing will be thicker than the existing timber framing with a visible difference in the glazed sightlines between the fixed and opening casements.

Conclusion

In this case the less than substantial harm caused by the loss of the (non-original) timber and Crittal windows 1-6 on the front elevation is satisfactorily outweighed by the style and design of the proposed UPVC replacements, which are more sensitive to the original Victorian character of the building and utilise good quality heritage products.

The design and appearance of the proposed casement windows 8-11 is less sensitive to the historic character of the building. The existing windows, whilst timber, are of a simple, rudimentary design that is not original to the building. Bearing in mind the siting of these windows on the secondary elevations of

the building, the resulting harm to the appearance of the building and the historic character of the conservation is considered less than substantial and outweighed by the improvements arising from the overall refurbishment works to the building, including the only remaining original timber sashes, which are to retained and restored.

There is no adverse impact on the amenity of neighbouring properties.

Recommendation

APPROVE, Subject to Conditions: -

1. Approved Plans
2. Time limit
3. Making good to match

Informative

Pro-active - No amendment

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

Case Officer:	Jo Morin	Date: 15.08.2025
Authorised by:	Louise Prew	Date: 15/08/2025