Expiry Date - 02/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1074/23 **Recommendation – APPROVE**

Site: **Flat 3 78 Marine Parade Worthing West Sussex**

Proposal: **Application for Listed Building Consent for Internal alterations including re-location of kitchen and bathroom involving removal of partition walls and replacement of non-original front windows with double-glazed timber casements (Retrospective).**

Date of site visit: 15/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north of Marine Parade and opposite the seafront within the Marine Parade and Hinterland Conservation Area. The property comprises of a mid-terrace, four storey building with render to the elevations and curved bays.

The terrace, Nos 77 to 79 is Grade II Listed; *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.*

Flat 3 to which the application relates is located to the first floor of the building.

Proposal

Listed Building Consent is sought retrospectively for internal alterations to include relocation of the kitchen and bathroom involving removal of partition walls and the retention of replacement front windows.

The internal layout of the flat has been altered by removing the partition walls within the main living room that enclosed the bathroom and a cupboard, relocating the kitchen from the rear of the building to within the living room to form a combined kitchen/living space and relocating the bathroom to the rear in place of the kitchen.

The single glazed timber casement windows to the front of the building have been replaced with double glazed timber casement windows. The replacement windows are approximately 15mm wider than each section of the previous frames, 2mm wider to the glazing bars and 85mm narrower to the bottom rail. The windows are of flush fit design with consistent sight lines.

The above works were completed on 01/01/23.

Relevant Planning History:

AWDM/1104/23 - Replacement of non-original front windows with double-glazed timber casements (Retrospective) – Pending Consideration

Consultations:

Design and Conservation Architect – *"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". Part of list description, 1949.*

This building was included in the 1949 listing, and noted as having lost its first floor balcony and hood. At about this time we know the building was in use as the Ocean Hotel. During the pre-app site visit the owner had an old photographic image which showed pairs of French Doors where the current replacement windows now are. This would seem to confirm that these particular openings in the front facade did not have matching sliding sash windows like the rest of the building, at the date of listing. We also know that the recently added windows are similar in layout to those replaced.

In the circumstances, although we would have encouraged windows to match the neighbours, after careful consideration regarding potential enforcement action, the current windows were deemed to be no worse than those removed. These works together with the removal of the bathroom reinstating the full form and proportions of the main first floor room are supportable.

The Worthing Society - *The property is a Grade II Listed Building and is part of a group situated within the Marine Parade and Hinterland Conservation Area I have discussed the application with our Heritage team and whilst we have no objection, in principle, to the internal changes to the layout, we are unable to comment in detail as we have no access to the building. I respectfully suggest that in view of the listed status of this property, the guidance of the Conservation Officer is necessary. I have commented separately in respect of the associated Planning Application AWDM/1104/23 (retrospective) for replacement windows.*

The National Amenities Societies – No comments received

Representations:

One objection received from adjoining neighbour:

We support the application for internal alterations to the kitchen and bathrooms areas of the building, as we do not believe that such changes would be detrimental to the overall fabric of the building, nor that the historic significance of the building will be adversely affected. However, we do not support the replacement of the front windows with non-Georgian/Regency-style windows (Reference AWDM/1104/23). The Grade II listing indicates a building that is "of special interest, warranting every effort to preserve it". The change to a different style with fewer panes per sash is unattractive, inconsistent with all the other windows on 77 and 78 Marine Parade and detracts from the historic significance of the building.
PS we are confused as to why the changes to the front windows appear in two separate planning applications. Had this application only included the internal changes, we would have supported it.

Officer response – The two applications are for planning permission and listed building consent, as required.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Marine Parade and Hinterland Conservation Area Appraisal

Planning Assessment

The property is a grade II listed building therefore the primary consideration will be whether the proposed works are acceptable in terms of their impacts on the historic character and appearance of this heritage asset. Great weight is given to protecting the building from harm or loss that would affect its special interest and character.

Heritage Assets, Conservation Area and Visual Amenity

The internal works involved the removal of partition walls within the living room to facilitate swapping the bathroom to the rear and moving the kitchen to the front room. The partition walls that have been removed were non-original features that were most likely added during the buildings conversion to flats. Removal of these partition walls does not result in the loss of any historic fabric or features and would reinstate the main front room to its full form and proportions. The historic integrity of the listed building has not been harmed through the change in layout. The internal alterations do not result in any significant harm to the heritage features, fabric or special interest of the Grade II Listed Building.

The replacement windows to the front of the building are prominent on the building façade and within the Conservation Area. The installed windows do not match the traditional timber sash windows of the rest of the building or the wider terrace (No.77 to 79) in terms of design, glazing pattern, opening style or

flush profile. Whilst these windows are noticeably different, this has always been the case in a historical context, for these particular openings. Historic photographs have been provided pre-1949 (when the building was listed), which show that the original building when occupied as the Ocean Hotel had first floor balconies to number 78 and 79. This photo also shows that the first floor openings to No.78 were in fact different to those in the rest of the building with a different glazing pattern and including French doors opening out on to the balcony. The balcony has long since been removed and therefore the historic context of these openings and why they are different is less obvious. More recent photographic evidence (Google Street View) clearly shows that the first floor windows to No.78 have continually retained the eight pane window division rather than the 15 pane window division of the corresponding first floor windows at No.77 and 79. In fact the current windows that have been installed are reasonably consistent with the original design (pre-1949) and the windows that they have replaced.

Although the application would have provided a good opportunity to replace the windows with ones that match the rest of the terrace, conforming to a cohesive design across the whole terrace, in consideration of the facts above this would not have been historically accurate. Pre-application discussions and a site visit with the Council's Design and Conservation Architect were carried out prior to the submission of the application and concluded that the replacement windows were no worse than those they have replaced and given that the differences were historically accurate, retention of the windows was considered acceptable.

Despite the difference in appearance of the windows in relation to the rest of the terrace, the evidence supplied demonstrates that these openings were always of a different style and configuration, due to the original balcony (now removed). The replacement windows have closely replicated the windows they replaced which were later replacements of the previous openings. The windows have been upgraded to provide double glazing improving the thermal insulation for the property but requiring thicker frames as detailed above. Given the historic context of these openings and the windows that the current ones have replaced, retention of these windows is not considered to result in significant harm to the historic fabric or special interest of the Grade II Listed Building or terrace as a whole, or to have any significant adverse impact on the character or appearance of the Conservation Area or the visual amenities of the locality.

In line with the Design and Conservation Architects comments the application can be approved.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers – retrospective consent

Informative

Expiry Date - 02/10/2023

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Amanda Haslett Date: 26/09/23

Authorised by: Jo Morin Date: 27.09.2023