

Conservation Officer Comments
Amended Plans or Further Details

**Architectural & Historic
Buildings Consultants**

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Application Number:	AWDM/0223/26
Location:	11 Warwick Street Worthing West Sussex BN11 3DF
Proposal:	Change of use of upper floors to provide two residential units (Use Class C3); shopfront alterations to include separate residential access; replacement of windows with double glazed windows; dormer reconstructed; and rooflights
Case Officer:	Rebekah Hincke

	Further Information Required
	Design Review Required
	No objection - no harm
	No objection - harm is negligible or mitigated
X	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	No. 11 Warwick Street occupies a prominent mid-terrace position within Worthing's primary retail core, forming part of a continuous commercial frontage typical of the town-centre shopping streets. The building is of masonry construction, with a ground-floor shop unit beneath office/store accommodation over the first, second and third floors, and a notably large glazed modern street frontage to the retail unit. The wider townscape is that of a busy, largely pedestrianised shopping precinct: Warwick Street is a short link between Chapel Road and the High Street/A259, with strong footfall and a dense mix of retail and café/restaurant uses at ground level. The premises is serviced from the rear via a small yard accessed off Ann Street, reflecting the typical back-of-house servicing pattern for these in-line high-street buildings and reinforcing a clear 'public front / service rear' hierarchy in the block. The building lies within the South Street Conservation Area. The Planning Permission application seeks to change the use of upper floors to provide two residential units (Use Class C3). This will involve shopfront alterations to include separate residential access; replacement of windows with double glazed windows; dormer reconstructed; and rooflights Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area." The LPA's duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
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	As such, 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. Other elements held within Section 16 will also be considered as will Local Policy.
Drawing Errors:	
Comments:	The proposal in heritage terms, in principle may be supportable, but the details of the proposed raise some concerns. In respect of the shopfront it is noted that the existing shopfront is modern and does not positively contribute to traditional character. As such this proposal is an opportunity for improvement, however a number of aspects appear to not take full advantage of this opportunity. Most notably the proposed does not reflect best practice guidance on shopfronts in conservation areas with the proposed lacking in the level of detail required to be assessed including 1:5 sections through the shopfront, the shopfront door and residential access door. The design of the shopfront door does not possess the continuous datum from the stall riser and appears overly modern. There is insufficient or no detail regarding the facia, pilasters and general surround of the shopfront or any associated lighting. It is also noted the proposed use of thick double glazing raises concerns regarding the general appearance of the proposed and should be reviewed. In terms of the sash windows above, full thickness double glazing is proposed which is considered to erode proportionality and produce double reflections. Considering the limitations of the Section of the Act is restricted to character and appearance the thickness of the glazing should be reviewed as should the use of spiral balances. It is also noted the sections are generally overly manufactured with numerous rebates and other features that do not appear to be necessary or justified. In terms of fixing the lower windows this has not been justified. In respect of the front dormer, some views towards this feature can be seen from the public realm. The proposed to install a top hung casement is not a traditional window form or opening method nor does it take opportunity for improvement. Once again the use of full thickness double glazing is not justified and a thinner form of DGC should be used that also conceals the trickle vent. The proposed seeks a number of rooflights to both front and rear, it is noted that rooflights are present of varying qualities on the rear, and no rooflights are installed along the front roof slope of any neighbouring properties. As such to introduce a rooflight to the front roof slope would be an incongruous addition that complicates the consistent roof finishes and form seen in the area, conversely subject to details rooflights to the rear would be

	accepted. The terms Velux is detailed on the drawings which is not a basis for acceptability and 1:10 elevations and 1:2 sections will be required of a suitable conservation rooflight, not necessarily a velux. Policy DM24 of the Worthing Local Plan requires applications within 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. The policy also states that Planning permission to replace shopfronts of inappropriate design or materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. In this case whereas replacement of a shopfront and other fenestration is proposed the desired quality as detailed within the policy and reinforced under paragraph 135 of the NPPF is not considered to be sufficient. Moreover, paragraph 207 requires a heritage statement that details both the significance of the heritage asset and the impact of the proposed. The heritage statement and related desktop study should also be used to inform a proposal or design. The single paragraph and bullet points detailed within the combined design, access and heritage statement falls significantly short of the requirement and as such the proposal does not meet paragraph 207 of the NPPF. Whereas the NPPF allows mitigation of harm via clear and convincing justification or public benefit, it is considered that any public benefit (such as the provision of housing) could be realised without infliction of harm to the character of the conservation area, as such the benefits are not unique to this proposal and as such hold insufficient weight to outweigh the great weight afforded to the conservation of heritage assets. Having Regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposed by virtue of design, appearance, and form would fail to preserve or enhance the South Street Conservation Area, nor is it considered to comply with the requirements of Policy DM24 of the Worthing Local Plan or paragraphs 135, 207, 213 and 215 of the NPPF.
Design Review:	
Amended Plans / Additional Information Required: <i>[List the amended plans/additional information you are requesting, if</i>	1. 2. 3.

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<i>any]</i>	
Conditions Required: <i>[List the conditions you are requesting, if any]</i>	1. 2. 3.

Simon Richard

Conservation Consultant for and on behalf of Adur and Worthing District Council

Date of Comment