Expiry Date - 02/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0743/23 Recommendation – APPROVE

Site: 4 Park Crescent Worthing West Sussex BN11 4AH

Proposal: Replacement of 3no Crittall windows in the basement at the front of the house; extension of an existing Utility Room to the rear of the house; reinstatement of an existing opening to the side of the house with the installation of a new sash window.

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Date of site visit: 05.07.23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the east side of Park Crescent. The property is listed Grade II* and located within the Park Crescent Conservation Area.

The existing building has accommodation over four floors that comprises the following accommodation: kitchen, bathroom, WC, 2 bedrooms and 2 stores at basement floor; hallway, drawing room, dining room, kitchen, WC and store at Ground Floor; landing, sitting room, bedroom, shower room and WC at First Floor; landing and 3 bedrooms at Second Floor; landing, 1 bedroom and bathroom at Third Floor.

There is a small yard garden at the rear with an external staircase that leads to a sunken yard to the north of the house.

The site is bounded by No.5 to the north and No.3 Park Crescent to the south and Amelia Road to the north.

The List Description indicates:

PARK CRESCENT 1. 5406 Nos 1 to 14 (consec.) TQ 1402 NW 1/26 1.10.49. II*GV 2. 1829-1830. Amon Henry Wilds Architect. 3 storeys. 3 windows each. Stuccoed. The houses are built in 3s. Each centre house projects with pilasters from ground to 1st floor having Corinthian capitals with honeysuckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then 2nd storey with small plain pilasters, round headed windows and pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and a castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors. Nos 1 to 14 (consec.) and the gateway and lodges form a group with Beechwood Hall

The application site is in a Park Crescent Conservation Area the conservation area appraisal states:

This area's special architectural or historic interest stems from its composition as a group of buildings set in their own landscaped grounds complete with entrance gateway and lodges.

The properties forming the Crescent are of three-storeys, embellished with classical details and finished in stucco. Most of the residences are expressed in groups of three, the central units encompassing two-storey Corinthian pilasters to express their dominance. The groups of three units are linked by recessed porches with balconies above, supported by caryatid columns.

Proposal

The applications which have been amended since originally submitted proposes:

- replacement of 3 Crittall windows in the basement at the front of the house;
- the extension of an existing Utility Room to the rear of the house
- the reinstatement of an existing opening to the side of the house and installation of a new sash window.

The 3 Crittall windows are to be replaced with matching windows in the front elevation of timber sash, with matching pattern and profile.

The proposal to the ground floor is to reinstate an existing opening in the kitchen and install a timber sash window that would match the existing pattern and profiles of adjacent windows

The extension to the utility room, would involve infilling an existing roofed area to rear of the outrigger with white painted render to match and a new timber door in the north east elevation.

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Relevant Planning History:

91/05635/FULL-CONVERSION OF HOUSE INTO FIVE SELF-CONTAINED-APPROVED

91/05634/LBC-APPLICATION FOR LISTED BUILDING CONSENT FOR ALTERATIONS IN CONNECTION WITH THE CONVERSION OF EXISTING PROPERTY INTO FIVE FLATS-APPROVED

97/05640/LBC- APPLICATION FOR LISTED BUILDING CONSENT FOR VARIOUS WORKS TO REFURBISH AND REPAIR PROPERTY AND PROVIDE KITCHEN AND BATHROOM FACILITIES, REPAIR OR REPLACE WINDOWS AND DOORS AS NECESSARY; DEMOLITION OF EXING KITCHEN AND BATHROOM-APPROVED

Consultations:

Worthing Society

Thank you for the opportunity of commenting on the above application which relates to a Grade II* Listed Building. This substantial property has group value as part of the Regency terrace within the Park Crescent Conservation Area.

I have now had the opportunity to discuss the application with our Heritage Team. Although we have no objection, in principle, to the proposed works, we are concerned about the replacement of the three Crittall windows in the basement. This type of window and material would not seem to be consistent with the period and listed status of the house. We consider that timber-framed windows to complement the rest of the building would seem more appropriate and suggest the guidance of the Conservation Officer is required.

Adur and Worthing Councils

Conservation and Design Officer

I have no issues with the reintroduction of the missing kitchen window, or the extension.

I am somewhat surprised to find the 21 page heritage assessment fails to acknowledge the harm caused to a Grade II* Listed Building by the existing incongruous Crittall metal windows. The fact that these windows have come to the end of their serviceable life is a rare opportunity to replace them with windows that complement those found in the rest of the front elevation of this building

Following amended plans to show the windows as matching the existing front windows raised no further objections

Representations:

None received.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Worthing Local Plan-

DM5 – Quality of the Built Environment –
DM16 – Sustainable Design
DM17 – Energy
DM23 – Strategic Approach to the Historic Environment
DM24 - The Historic Environment

Planning Assessment

Impact on the integrity of the design of the property and character of the townscape, in particular the character and appearance of the Conservation Area and the special character of the Listed Building.

The front elevation facing the park is built with painted stucco applied to masonry with pilasters to ground and first floor with Corinthian capitals and entablature above with garlands to the frieze, then small pilasters to the 2nd floor and round headed windows and pediment above. The entrance door is set back and on the ground floor there is a porch with caryatid columns and balcony to the first floor and entablature above with garlands

At the rear of the house there is small extension that includes a WC, a Store, a boiler room and a small porch. The extension is covered with a flat roof and has two openings facing the sunken courtyard: the first is fitted with a painted wood sash window, the second with a painted wood screen to the side of the porch

The south side elevation faces the sunken courtyard. On this elevation there are several openings which include three windows and one door at basement level, three windows at ground floor, and two windows at first floor.

There are signs that a window on the ground floor has been blocked up as the window surround is still in place and the wall thickness within the opening is thinner than the surrounding wall.

The application proposes to extend the internal area by 1.7m to create additional space for a utility room within the existing porch area currently covered by the flat roof. The internal works would involve the area of the existing WC and Utility being reconfigured and used for a new WC and

shower room. The door, frame and architrave to the existing WC would be retained. The opening to the existing store would be filled in. A new painted wood door to the Utility, including frame and architraves, would match the existing doors.

Externally the existing external door would be removed, but its frame and architrave would be kept in place. The new external door would be a painted wood panelled door with glazed panels, with moulded architrave to match the existing. The existing flat roof would be retained and made good.

The new external wall would be formed with insulated studwork construction, lined internally with plasterboard and externally with render panels to match the existing render.

In the existing kitchen is proposed to reinstatement of an existing blocked-up opening and the installation of a new painted wood sash window that would match the other sash window currently existing in the kitchen.

On the front elevation it is proposed to replace existing single glazed crittal windows to the basement floor with new painted wood sash window that would match the other sash window currently existing in the front elevation.

Planning (Listed Buildings and Conservation Areas) Act 1990, the local authority should have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The NPPF, further emphasises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The proposed works would not result in a major loss of the historic fabric or notable changes to the plan form of this listed building, it would not harm its special architectural interest and significance.

Conservation Area

The building is within Park Crescent Conservation Area, any development would need to preserve or enhance the established character and appearance of the conservation area. The conservation area document acknowledges the interest of the terrace as a group.

The only external changes to the front elevation are the replacement of 3 crittal windows with timber sash windows. The windows would provide an improvement to the building in character and appropriate and as such maintaining and enhancing the conservation area.

Impact on Residential Amenity

The replacement windows to the frontage are existing and within a basement there would be no impact on neighbouring properties from their replacement.

The additional window on the ground floor would face into space between No 4 and No 3. And into a sunken courtyard. No 3 also has windows facing into this space, the windows are within close proximity however the proposed window would cause no further overlooking between the properties than currently exists.

The extension would infill a porch area which partly looks into the sunken courtyard. A single door is proposed to the eastern side. There would be no impact from additional overlooking, loss of light or visual impact from this addition**.**

R**ecommendation**

AWDM/0743/23

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informative

1. 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 set out within the National Planning Policy Framework.

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GRANT CONSENT subject to Conditions:-

1. Approved plans
2. Listed building time
3. Protect Listed Building during works

Informative

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favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jackie Fox Date: 14.09.23

Authorised by: Jo Morin Date: 15.09.2023