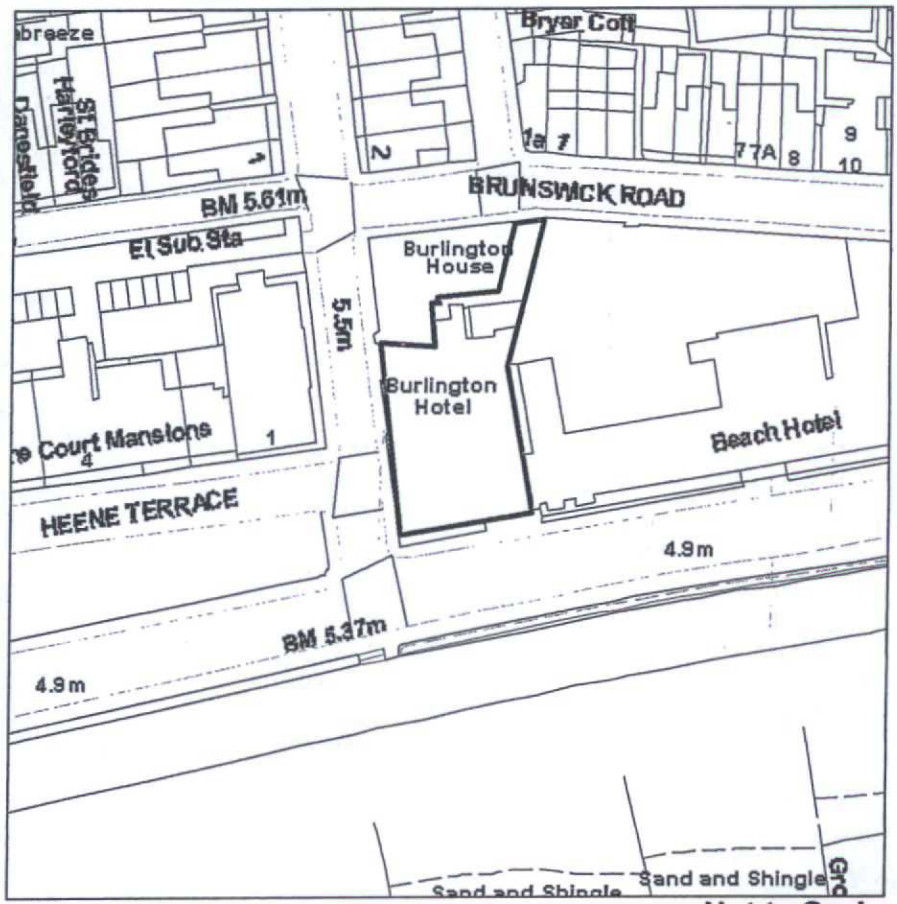
Miss Asia Jedrzejec
The Burlington Hotel

WB/10/0182/FULL and
WB/10/0183/LBC
HEE
JMO

Location : The Burlington Hotel Marine Parade

Proposal: Demolition of existing single storey night club and erection of extension and alterations to the Burlington Hotel to facilitate disabled access, additional accommodation and hotel facilities.



Not to Scale

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1. INTRODUCTION

Members deferred this application at the last meeting and instructed Officers to undertake negotiations with the applicant's architect to secure an amendment to the detail of the front roof frame of the proposed extension, and to provide further details in respect of the works to the listed building, including the proposed glazed canopies over the new front entrance and

terrace of the listed building. At the time of writing this report these details had not been received.

2. THE PROPOSAL AND THE SITE

The application site comprises the Burlington Hotel, a Grade II listed building in an Italianate style by G A Dean, dating from 1865 (originally 'The Heene'). The listed building occupies a prominent seafront corner site at the junction of Marine Parade and Wordsworth Road. Together with the adjacent listed Heene Terrace, it forms part of a cohesive urban set piece within the surrounding townscape. Attached to the east side of the main building is a single-storey nightclub building, internally linked to the Hotel. Attached to the rear (northern) part of the Hotel, fronting Wordsworth Road, is the Imperial China Restaurant. This building originally formed part of the Hotel until planning permission was granted for a change of use to a restaurant in 2000 (WB/00/01162/FULL refers). A first-floor extension to the restaurant, fronting Brunswick Road, was added in 2003 (WB/03/00306/LBC and WB/03/003/7/FULL refer). The latter encloses a small yard serving the rear of the nightclub and the Hotel, with vehicular access from Brunswick Road. To the east the site is bounded by the 4-storey Beach Hotel. The latter is identified in the Worthing Local Interest Study by Saville Jones (2003) as a Local Interest Building.

The site lies within the Marine Parade and Hinterland Conservation Area. The character and appearance of this part of the Conservation Area is largely derived from the 19th Century form of development in a grand Victorian interpretation of Regency architecture, including balconies, canopies, columnated entrance porticos and stucco decoration.

These revised applications for planning permission and Listed Building Consent follow earlier submissions (WB/09/0862/FULL and WB/09/0863/LBC) which were withdrawn in December last year to enable negotiations to continue between Council officers, the applicant and his architect. Permission is sought to replace the existing single-storey nightclub building on the east side with an infill extension occupying the gap in the seafront elevation. The extension would consist of a flat-roofed addition comprising 4 modern storeys plus basement to provide additional accommodation as described in the applicant's Design and Access Statement below. The existing façade of the nightclub building would be retained with the addition of a plus glazed canopy, becoming the main entrance to the Hotel and having a level threshold with the adjacent public footway. The proposed extension would extend 14.5 metres rearward at four-storeys, with the upper floors positioned between 1.7 and 2 metres behind the retained façade of the nightclub (which sits at a slight angle to the main Hotel), and 1.2 metres behind the main south elevation of the Hotel, having a U-shaped layout designed around an internal courtyard. The latter would provide 'borrowed light' to the inner rooms. A landscaped terrace is shown within the 'well' of the courtyard with access from the first-floor of the extension. The rear element of the extension would be 3-storeys in height, of which the ground floor (and basement) would roughly align with the existing 2-

storey northern elevation of the Hotel building, extending some 3 metres further northwards than the existing single-storey nightclub building. The first and second-floors above are shown recessed back (south) by 2.4 metres.

The composition is contemporary in its architectural approach comprising a 'shadow building' designed to allow the historic form of the listed building to be easily read and remain the main visual focus. The contrast in architectural approach is intended to create an interesting juxtaposition between the listed building and the larger mass of the Beach Hotel.

The proposals also include the formation of a glazed canopy over the existing terrace on the south side of the Hotel Building and other internal alterations to the listed building including the adaptation of the lounge on the raised ground floor of the Hotel building and enlargement of the basement to create additional function room accommodation, alterations to 4 bedrooms within the existing building to facilitate improved room layouts, and amendments to the existing attic roof accommodation to create a self-contained 'aparthotel' type suite.

In addition to a Design and Access Statement, the application is accompanied by an Access Audit Report, a Heritage Statement, an Architectural Statement and a Planning Statement. The Access Audit concludes that the only feasible solution to resolve the existing problems of accessibility to and within the Hotel, without harming the historic fabric of the listed building, is to build an extension to incorporate suitable wheelchair accessible facilities, including new accessible bedroom accommodation. It is stated that the provision of these improvements together with the increase in bedroom spaces and conferencing facilities are essential for the economic viability of the hotel and the long-term future of the listed building.

The 2 applications covered by this report are for planning permission (WB/10/0182/FULL) and Listed Building Consent (WB/10/0183/LBC).

3. A SUMMARY OF THE APPLICANT'S DESIGN AND ACCESS STATEMENT

The applicant has submitted the following Design and Access Statement:-

"Use

The submission is for the proposed extension and alterations to the Burlington Hotel to facilitate disabled access, DDA accommodation, restaurant, spa facilities and additional conference facilities. The application has been the subject of a number of consultations with the Conservation Officer.

The current owners purchased this run down listed building 7 years ago and have gradually transformed it into a stylish boutique hotel. Unfortunately the layout and design of the listed building has made it very difficult to provide disabled access from the street entrance and to utilise the existing lift to serve the upper floors. This has resulted in complaints and reduced

competitiveness in the local hotel market. The proposed redevelopment of the neighbouring Beach Hotel can only have an adverse effect on the viability of The Burlington Hotel. [Formal application submissions have recently been received in respect of The Beach Hotel (WB/10/0281/FULL and WB/10/0287/CAC) which will come forward to Committee in due course.] *In order for the Hotel to be viable it is essential that it improves its facilities to resolve the access issues and provide hotel facilities such as the gym and spa centre.*

The principles addressed in this application are:-

- *Provision of DDA access, accommodation and new hotel facilities;*
- *Increased economic viability of the listed building to allow continued functioning*
- *Enhancement of the listed building and Conservation Area by infilling a gap in the urban fabric.*

The existing building comprises six storeys; cellar, raised ground-floor, first-floor, second-floor, third-floor and attic. Storage and laundry facilities are located in the basement. The ground floor comprises the hotel reception, bar, restaurant and the kitchen. The hotel bedrooms (26 en-suite guest rooms) are situated in the 3 storeys above the main floor. The attic is currently used as staff accommodation. At present none of the bedrooms have disabled access of facilities.

The new facilities will enable the Burlington to be registered as a hotel. At present it can only be registered as a guest house due to its lack of accessibility.

Amount

Consultations have resulted in a 5 storey (4 storey plus basement) extension along the eastern side of the hotel that respects the existing context of the Burlington Hotel and the Beach Hotel.

The proposed works will require the demolition of the existing nightclub building and the small side extension to the east elevation (comprising a bay window to room 1, staff toilets and a small store).

The proposed extension provides a level entrance, an accessible reception and restaurant, a spa with gym facilities and 13 guest rooms, 3 of which are accessible and 3 are wheelchair accessible. The extension will also provide a lift, which will connect the new reception to the facilities on the raised first floor of the existing building.

The north part of the existing basement area will be lowered to provide additional function room facilities. The entrance to these new facilities will be from the existing entrance on Wordsworth Road. A new staircase will be provided along the external wall which will also allow daylight into part of the basement. The proposed void will be separate from the existing sitting area with a glass partition, allow unobstructed views through the existing window.

Furthermore, the existing escape staircase to the north would be altered to provide a secondary means of escape from the whole existing basement area.

The existing attic would be adapted to form a guest suite. The existing stairs would be replaced with a new more generous staircase situated on the opposite wall.

A new glass canopy is proposed over the existing terrace on the south side of the building to maximise use of this space by providing shade and shelter.

Layout

The new hotel entrance provides level access off Marine Parade, the proposed reception and hotel lobby gives DDA access to the new restaurant, and via the new lift to the spa and gym facilities in the basement, the existing bar and the function room located on the raised ground floor and too all 13 proposed guest rooms.

Scale

The scale of the proposed extension is defined by:-

- *Impact on the listed Burlington Hotel, to protect and enhance its main features;*
- *Viability of the hotel, to provide facilities which will allow it to continue its functioning.*

The proposed storey height respects the existing context of the Burlington Hotel and the Beach Hotel. The rear part is only 3 storeys high. The footprint closely matches the footprint of the existing [nightclub] extension.

The current application proposes amendments to the rear and east elevation of the proposed extension as agreed with Council officers. The first and second floor of the rear extension has been set back to the agreed position and the corner curved.

Landscaping

A high level of landscaping will be incorporated in the central courtyard and will respect the streetscape along Marine Parade.

Appearance

The nature of development within the Conservation area dictates a sensitive approach. The design principle was to create a shadow building that will allow the original form of the listed building to maintain its special importance.

The extension respects the context of the Burlington Hotel. The horizontal emphasis responds to the elevational detail of the existing building. The existing 1-storey façade of the nightclub building is retained and altered

slightly by the addition of a new glass canopy to emphasise the new hotel entrance; the entrance doors to be self opening and closing.

The proposed elevation treatment comprises large glazed areas, divided with horizontal spandrel panels (blue grey to match the existing first-floor canopy). And a pale grey render to emulate the façade of the listed building. The flat roof will have solar panels to harness solar energy for heating water. All of the glazing elements will be double glazed with powder-coated aluminium frames in blue-grey. The internal courtyard would be finished with gravel and stone tiles.

Revised elevation treatment incorporates panels of glass blocks to the north and east elevations.

Access

The application is accompanied by an access audit report which illustrates the accessibility issues of the existing building and proposed measures to facilitate DDA compliance to the existing building.

The site has easy access to public transport along Marine Parade and is within a 1 mile radius from main Worthing train station, with links to Brighton and London. Metered car parking for the general public is available in all the streets surrounding the site.

At present no car parking spaces are provided for the existing hotel use. The existing on-street parking would accommodate the increased accommodation.

It is proposed to provide secure cycle storage for staff at the rear of the site."

4. CONSULTATIONS

The **Highway Authority** raises no objection to the current application, stating that the comments on the earlier application remain applicable. These are copied below:-

"It is noted that this proposal would amongst other things result in the provision of 14 additional bedrooms (giving a total of 38 guest rooms), a new spa/gym, and functions rooms (at the basement and ground floor levels). It would appear that the existing site is already accommodating conferences, weddings, and other events. The precise maximum capacity of the conferencing/wedding facilities as existing and as proposed are not detailed. However it would not be anticipated that this proposal would result in any significant intensification of use.

The site is located within the Worthing Controlled Parking Zone and as such parking within the immediate vicinity is limited, with parking on-street for the most part being pay and display between 0800 and 1800 Monday to Saturday. The limited parking availability would most likely influence the

travel choices of those wishing to stay at the hotel. I am not aware of any parking issues that have arisen through the operation of the current hotel.

Whilst it is not stated, it would be anticipated that the spa/gym would be open to the non-residents. Given the small floor areas and size, and the likelihood that the spa would be for use by appointment only, this facility would be expected to result in very few additional movements.

In principle, there would be no objection to this proposal".

English Heritage comment as follows:-

"Summary

We have noted that the applicants have made changes to the rear elevations and provided some greater clarity for the east flank openings. However, while the applicant's agents appear to have re - assessed the accuracy of survey plans, they have made only small adjustments to the frontage proposals where we raised particular concerns. We consider if these details were more fully addressed as set out below, then the result would be more appropriate to a satisfactory relationship between existing and the proposed.

English Heritage Advice

The applicants have made some small adjustments to the proposals based on apparently more accurate drawings. These only partly address issues raised in our earlier letter regarding the proximity of the roof to the cornice and modillions of the existing.

The proposed floor level measurements shown on the drawings seem to be the same as before, and we see no key reason why the floor to ceiling height level on the upper floor needs to be 2.5m, when, if adjustments cannot be made on overall floor levels, then a slightly lower (min-2350mm) is reasonable and will allow proper clearance between the existing eave detail - cornice and modillions of the principal listed building and the proposed new roof. The proposed current arrangement is not only visually uncomfortable, it provides no real distinction between abutting edges and appears will provide insufficient room for appropriate weathering detail.

The photo montage (architects impression), shows the modillions will be seen running back from the corner of the Listed Building however both the overall height and depth of the top frame concealing the roof box gutter provides some doubt for this. The 'flat' nature of the building's 'frame' at the roof level also makes this upper section appear more 'slab' like than its nearby counterpart, we again suggest this upper roof section should project more as a very narrow eave to create a shadow line and more elegant finish to the roof edge. If the drainage and gutter fall to the rear, as it appears is shown, we see no reason for such a 'flat' fascia which will have to provide a fold over type 'stick down' edge for weathering the top edge of this roof frame, façade/ parapet - a rather poor finish.

Overall, while the set back of the new extension as now shown relative to the existing principal listed building can be acceptable, the relationship of the roof level of the extension and the existing cornice/ modillion detail needs further amendment.

Recommendation

The proposal should not move forward towards approval until the details above are resolved satisfactorily, or alternatively, if feasible, a suitable condition might be imposed to control this aspect of the scheme."

English Heritage was subsequently re-consulted on a revised drawing showing an amended roof detail commenting as follows:-

"The Burlington Hotel sits as a key visual anchor to the Heene Terrace and Marine Parade at this point along the seafront. The extension will also be an important visual link to the adjoining potential redevelopment of the Beach Hotel.

We have noted the amended detail of the façade frame roof eave member. We would prefer to see the top of this parapet frame section/upper eave to be sloped, thus rather more narrow at its face but project slightly beyond the façade frame to create a deeper eave shadow line. However, we are content that this element of the detailing should rest with the advice of the Local Planning Authority's Conservation Officer.

We are content with the changes to the upper roof height and amended floor to ceiling height, relative to the existing cornice as indicated in our earlier email."

No comments have been received on this latest application from **Tourism South East**, but supported the earlier application, commenting that a recent hotel demand study indicates that demand for accommodation in Worthing is relatively buoyant and that the seafront remains a prime location. There is a shortage of accommodation for disabled visitors to the area and TSE are encouraged that this application will provide for this market and the more elderly visitors to Worthing.

The **Council's Tourism Officer** supports the application, commenting that there is capacity for additional rooms in Worthing in the summer months, and for there to be accommodation that is fully accessible would be very welcome. The Burlington is the closest Worthing has to a more modern/contemporary style product which will help attract a new/different market. The addition of spa facilities and more rooms of this type will be of benefit to the town. I would imagine that the removal of the nightclub will improve the quality of the evening economy in the locality for both The Burlington and The Beach and other residents in the area.

The **Executive Head of Health, Housing and Community Safety** raises no objection subject to conditions relating to the implementation of an agreed dust suppression scheme during demolition/construction phases; limit on hours of construction; agreed ventilation and extraction schemes for the sauna, gym, restaurant areas; plus a sound insulation scheme to include facades, glazed areas, plant, air conditioning and extraction points.

5. REPRESENTATIONS

One letter of objection has been received from a nearby resident in Brunswick Road stating that comments made in respect of the earlier application still apply *inter alia* that whilst the need for disabled access is appreciated, the proposal will block sunlight from the front of her property resulting in a loss of light, warmth and damage to the decoration. Concerns are also expressed about the demolition of the listed building, implications for parking on nearby streets for residents and that Worthing is now becoming overcrowded and uncomfortable to live in.

Four letters in support of the application have been received from current employees of the Hotel, of which 3 are local residents of Worthing commenting that the proposals would:-

i) Help support local suppliers and jobs.
ii) Fully comply with DDA requirements.
iii) Benefit local area by removing the existing nightclub with a Spa facility.
iv) Enhance the profile of the area, good for the town, business enterprise should be applauded in these difficult economic times, applicant is passionate about the Hotel.

The **Conservation Area Advisory Committee** has no objection.

The **Worthing Society** fully supports the applications.

6. PLANNING ASSESSMENT

The main considerations are the principle of development, its design and the impact on the historic character and special architectural interest of the listed building and the Marine Parade and Hinterland Conservation Area, the impacts on the amenities of neighbouring properties and parking and highway safety issues. The proposal should therefore be considered in relation to saved Local Plan policies CT3, BE1 and TR9, and South East Plan policies SP3, CC1, CC6, T4, BE1, BE6, TSR1, TSR5, and TSR7. Also of relevance is national planning policy guidance set out in PPS1, PPS5 and PPG13.

Principle of Development

Recent Government policy guidance contained in PPS5 states that the Governments overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to

this and future generations. To achieve this, part of the Government's objectives for planning for the historic environment is to deliver sustainable development by ensuring decisions recognise that "*intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term*" (paragraph 7). PPS5 states that local planning approaches should take into account the contribution made by the historic environment by virtue of its influence on the character of the environment and an area's sense of place, its potential to be a catalyst for regeneration, in particular, through leisure; tourism and economic development and the stimulus it can provide to inspire new development of imaginative and high quality design (paragraph HE3.1).

Saved Local Plan policy CT3 states that development will be permitted provided that it respects and, where possible, enhances the appearance and character of the seafront environment; has regard to existing sea views and is appropriate to its location in terms of density, scale, height, massing, appearance, orientation, layout and siting, both in itself and relation to adjoining buildings, spaces and views to the sea.

Of increasing relevance are the more up-to-date policies contained within the Revised Core Strategy (RCS), as part of the emerging Local Development Framework, although these policies currently lack any formal status and consequently carry little weight in the determination of planning applications. Nevertheless, a key objective and challenge of the revised Core Strategy is to deliver a seafront which strengthens the identity of the town. The RCS has been informed by the Town Centre and Seafront Masterplan, which provides a framework to create a town which is attractive to business, investors and visitors beyond the traditional summer season. This identifies that tourism in Worthing has long been an important and vibrant sector of the local economy and continues to be a strong basis for employment. It is recognised that in recent years this sector of the economy has faced a number of challenges and investment in leisure, cultural and tourism related facilities has been lacking. The accommodation stock, in particular, has been vulnerable to other market forces, most notably the pressure to change to residential use. Emerging policies seek to address this decline and ensure that the tourism and cultural sectors provide more flexibility than the towns traditional 'seaside resort' currently offers by promoting and supporting change which enables this sector to grow. In particular, the seafront is seen as the focus of change by extending its offer as a destination to become a hub of activity that is better integrated with the town centre. To this end policy 5 of the RCS promotes the enhancement and upgrading of visitor attractions and visitor accommodation to meet changing consumer demands. The current proposals to provide improved and accessible facilities, including additional visitor accommodation and new restaurant, gym/spa facilities, which will broaden and diversify the current hotel offer, are therefore welcomed in principle, in line with emerging RCS policy. However, the acceptability of any specific scheme depends on its particular circumstances and these are considered below.

Design and the effect on the historic character and interest of the listed building and the conservation area

The existing attached single-storey nightclub building dates from the early 20th Century and is therefore a later addition to the hotel, apparently originally built as tea rooms. The building has a simple, pitched-roof form and has little architectural interest other than its decorated façade. Its main historic interest relates to its functional relationship to the hotel and internal linkages to it. The submitted Access Audit identifies the demolition and replacement of this building as the key to resolving the existing problems of poor accessibility which arise from the raised position of the main hotel building. A strong functional relationship would also be retained as part of the current proposals, with the ground-floor of the proposed extension providing a level threshold and becoming the main entrance to the enlarged hotel and associated fully accessible facilities. An important visual link to the main Hotel would be retained through the retention of the existing façade of the nightclub building. In terms of safeguarding the historic environment, English Heritage has not raised any objection in principle either to the replacement of this later single-storey addition with a larger scale infill extension, or to the very contemporary design approach to the latter. The style of the proposed extension is deliberately crisp, modern and clean so that there is a clear distinction between it and the original building. The design follows consultation with the Council's Conservation and Design Architect and despite providing 4 modern storeys (plus basement) it remains subordinate to the grander, more elaborate scale and design of the main hotel building. At the front, a visual gap of 1 metre is retained between the flank of the proposed extension and the main 'bulk' of the neighbouring Beach Hotel, which abuts the common boundary.

In terms of the detail-specific comments made by English Heritage, the applicant's architect has responded by reducing the floor to ceiling height of the third floor of the proposed extension by 150mm and revising the roof design to create a parapet edge so creating adequate clearance between the modillions and the new roof. English Heritage has confirmed that it is now satisfied on this point.

Officers are pursuing negotiations with the applicant and his architect with regard to the revision to the roof edge of the parapet frame sought by Committee members at the last meeting. Members will be updated at the Meeting.

The external draught lobby which was previously shown attached to the retained front façade as part of the earlier withdrawn applications has been removed as part of this latest submission, replaced with an internalised draught lobby and a glazed canopy. This is welcomed as an improvement to the appearance of the front elevation. There is no objection in principle to the installation similar glazed canopies over the terrace on the Listed Building, although Committee members have requested further details of these elements.

The courtyard design of the upper floors not only responds to the deep floor plan of the narrow extension, by providing light to the inner rooms and access corridors, but also keeps to a minimum the extent to which the new building attaches to the eastern elevation of the listed building, minimising the need to alter existing window openings and reconfigure existing rooms.

The main concern of officers in respect of the earlier withdrawn scheme related to the rear part of the proposed extension, its visual relationship with the rear elements of the listed building and its impact in townscape views from Brunswick Road to the north. The rear part of the extension is dropped in height to three storeys, extending right up to the eastern site boundary except where the latter opens out towards the angled, rear service entrance. Whereas previously this element extended 3 metres deeper northward than the existing single-storey building, leaving only a narrow courtyard area approximately 4.5 metres wide between the 3-storey rear elevation of the proposed building and the 2-storey south elevation of the neighbouring building fronting Brunswick Road (the Imperial China Restaurant); the current proposal now shows the first and second floor element recessed back (south) from the ground floor element by 2.4 metres. It is considered the increased separation distance between these elements (6.9 metres) would avoid an otherwise 'crowded' appearance.

In terms of the relationship of this rear element to the listed building, it is perhaps worthy of note that the historic interest of the upper floors of the eastern flank of the hotel building, whilst clearly of secondary importance to the more elaborate front and west facing elevations, have not been compromised by later unsympathetic additions (for example, in the same way as the Beach Hotel). Although the flat roof of the rear element of the extension would project above the eaves of the adjacent hipped-roof element of the existing building, the visual relationship has been satisfactorily addressed by stepping back the 'bulk' of the upper floors.

The eastern elevation of the proposed building recesses in and out in order to closely follow the slightly irregular line of the boundary on this side. The earlier withdrawn scheme incorporated very little visual relief within this elevation in terms of fenestration or other articulation, which resulted in a very austere appearance. The current proposal incorporates a pattern of glass blocks into the eastern elevation to articulate the corridor that links the front and rear elements of the extension, and also a more elegant treatment of the rear corner, having a curved wall which is complemented by the fenestration treatment incorporating a curved glass block panels. Compared to the earlier withdrawn applications it is considered this improved treatment of the north-east corner will create a proportionate degree of visual interest in views of the proposed building across the existing open car park of the Beach Hotel.

<u>The effect on the amenities of neighbouring buildings</u>

The main 4-storey element of the adjoining Beach Hotel abuts the eastern boundary of the application site. Set back from the common boundary and attached to the rear of the main building is a lower outrigger addition. There is

an external fire escape set into the recess, running alongside the flank of the outrigger. The main aspect of the Hotel is to the front (facing the sea) and to the rear, with first-floor accommodation provided with an open sun terrace overlooking the sea. There are three windows each on the ground, first, second and third floor in the flank of the main Beach Hotel building. These serve unused lobby areas on each floor. There are no windows in the west side of the outrigger at ground floor. Although there are windows at first and second floor level which serve accommodation suites (one on each floor), these rooms are dual aspect and have a main aspect and outlook across the car park to the north and east. Thus, although the height and bulk of the proposed extension would largely obstruct views from, and block light to, these windows, it is considered the severity of this impact would not warrant refusal having regard to the main aspect of the building and its accommodation.

Whilst the recently received proposals for the redevelopment of The Beach Hotel (WB/10/0281/FULL and WB/10/0287/CAC) should be acknowledged they cannot be taken into consideration when determining these applications. Nevertheless, it should be noted they show the main bulk of the proposed six-storey building fronting Marine Parade with a smaller-scale element fronting onto Brunwick Road, and a single-storey element infilling and extending closer to the common boundary with The Burlington Hotel than the existing building. Above ground floor, the submitted elevations show only one small secondary window on each floor of the east elevation of the proposed hotel accommodation. An escape route approximately 1.4 metres wide is shown adjacent to rear part of the common boundary with The Burlington Hotel, with 3 windows in the nearest single-storey element of the building shown as serving the loading bay and staff room/kitchen of the proposed hotel.

As before, the property most affected by the proposals is the building immediately to the north of the site, forming part of the Imperial China Restaurant. This consists of a restaurant on the ground and first floor having its main entrance off Wordsworth Road. The main building was originally part of the Burlington Hotel (until 2000) and is included in the listing. The building was extended in 2003 to provide a first-floor extension above an existing single-storey element fronting Brunswick Road. The first-floor accommodation consists of additional restaurant space plus ancillary facilities including a small kitchen/store area, toilets and an office. Officers had concerns in respect of the earlier withdrawn applications that the scale, 'bulk' and proximity of the rear (north) element of the extension would clearly have an impact on first-floor windows in the south-facing rear elevation of the restaurant (contained within the later extension). Two of the affected windows serve toilet areas and overlook the 2-storey rear of existing Hotel building at a distance of approximately 4 metres. The other 2 windows serve an office, having a southern aspect and an outlook over the pitched-roof of the existing single-storey nightclub building. Whereas previously, the 3-storey rear of the proposed was shown approximately only 4.5 metres from these windows, now as a result of setting back the upper floors there would be a distance of 6.9 metres. The height and 'bulk' of the extension as proposed would have an effect on the outlook from and daylight to the adjacent first floor office

windows and ideally the separation distance between these buildings in separate ownership would be marginally increased. However, the set back of 2.4 metres is the most that can be achieved without adversely affecting the commercial viability of the project, necessitating a reduction in the number of bed spaces. However, it should be borne in mind that the same standards of amenity that would apply to residential accommodation cannot reasonably be expected in this case. Thus, notwithstanding that the attractiveness of the office as a working environment would be diminished, in your officer's opinion the effect would not be sufficiently overwhelming or severe as to warrant refusal.

Access and Parking

There is no on-site parking serving the existing hotel, nor is there scope to provide any. There is a small yard area with vehicular access off Brunswick Road serving the rear of the nightclub and the Hotel kitchen, which has access onto the yard. The yard and access also provides an escape route from the first-floor of the neighbouring restaurant building via external stairs attached to the southern elevation. The site is located within the Controlled Parking Zone subject to pay and display parking between 8.00 and 18.00 Monday to Saturday. The site is sustainably located on the edge of the town centre and is accessible in relation to bus routes along Marine Parade. The rail station is some 20 minutes walking distance. Notwithstanding the additional visitor accommodation proposed, along with improved conference and function facilities, restaurant and gym/spa, the Highway Authority is satisfied on the basis of the relatively small floor areas involved that vehicle movements in the vicinity of the site would not be intensified to the detriment of highway safety.

In terms of the concern about parking capacity raised by the third party, it is accepted that during the peak summer season the capacity for on-street parking in the vicinity of the seafront and surrounding residential roads is extremely limited. However, capacity on surrounding roads is more generally available at other times. The highway authority identifies the lack of on-site parking as likely to influence the travel choices of those visiting the hotel. Having regard to the sustainable location of this site and current Government guidance within PPG13, which states that developers should not be required to provide more car parking spaces than they wish to provide in such circumstances, it is considered it would be difficult to substantiate refusal on parking grounds particularly in the absence of any objection from the highway authority on highway safety grounds.

Transport infrastructure payments (TAD) only relate to residential and commercial development and are therefore not applicable in this case.

7. CONCLUSION

The principle of improved hotel visitor accommodation and facilities which enhance and broaden the hotel offer are welcomed and support key objectives of the Worthing Masterplan and the emerging Local Development

Framework. The concept of a high quality contemporary 'shadow' extension to this Listed Building, to replace the existing single-storey nightclub building on the east side, can be supported in principle. The current proposal addresses the concerns raised by officers in respect of the earlier withdrawn application relating to the size, massing and detailed design of the rear element of the extension and its relationship to the existing building, and the character and appearance of the Conservation Area. Discussions are continuing between officers, the Council's conservation and design architect and the applicant's architect in order to address the specific detailed concerns raised by Committee members at the last meeting.

Although the height and 'bulk' of the proposed extension would have some adverse impact on the environment of the first-floor office accommodation of the neighbouring Imperial China restaurant, the effect would not be so unacceptable that it would outweigh the welcome benefit to the local economy that would result from this proposal in providing improved and accessible facilities, which will broaden and diversify the hotel offer in Worthing.

8. RECOMMENDATION

THAT SUBJECT TO THE RECEIPT OF SATISFACTORY AMENDED AND ADDITIONAL PLANS THAT PLANNING PERMISSION AND LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

WB/10/0182/FULL

1. C1AREV Standard full condition 5 years
2. Cycle parking to be agreed and provided before extension is occupied
3. C6K Park/unloading areas during construction
4. C6L Materials/plant area during construction
5. C7E Dust suppression scheme to be agreed and implemented
6. C7G Limit hours of construction
7. C7K Scheme for ventilation (kitchen/sauna/gym) to be agreed
8. C7I Restrict external lighting
9. C9B Agree samples of materials (render, glass blocks, brickwork)
10. Precise details of windows and doors; details of eaves; details of junction with the listed building (including rooflights within courtyard); details of rainwater goods; details of all glazed canopies shall be submitted at 1:20 to the local planning authority and shall be agreed and implemented
11. C11A Sound insulation scheme (to include facades, glazed areas, plant room, air conditioning etc.) to be agreed and implemented
12. Permission relates to amended plans
13. Method statement for excavation

WB/10/0183/LBC

1. C3A Standard listed building time limit

2. C3D Protect Listed building during construction
3. Structural details where basement walls removed to be agreed
4. Details of staircase to basement to be agreed
5. Details of glass wall in sitting area to be agreed
6. Details of new entrance door and surround leading from existing entrance to basement to be agreed
7. Details of new curved wall to office area to be agreed
8. Details of new staircase from third floor to attic area
9. Details of all new works to attic space to accommodate new suite

9. BACKGROUND PAPERS

Observations of the Highway Authority
Observations of English Heritage
Observations of the Council's Tourism Officer
Comments of the Executive Head of Housing, Health and Community Safety
Observations of the Conservation Area Advisory Committee
Observations of the Worthing Society

1st June 2010