

**WORTHING BOROUGH COUNCIL: ADDENDUM TO PLANNING COMMITTEE
AGENDA: MEETING DATE - 21ST SEPTEMBER 2016.**

The following agenda items have updates to the original Committee report.

Application Number: AWDM/1536/15

Site: 6 Liverpool Terrace Worthing West Sussex

Proposal: Application for Listed Building Consent for Change of use of 6 Liverpool Terrace from Office Use (Class B1) to residential use (Class C3) and change of use of 6 Field Row from retail use (Class A1) to residential use (Class C3). Demolition of single storey rear addition, removal of front external staircase and minor alterations to layout. Replacement of 3 windows and 1 door and installation of new door and window on rear elevation

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Updates and Officer Response

The following section outlining the relevant legislation in respect of the determination of the applications was omitted from the report in error. This is set out below;

Section 70 of the Town and Country Planning Act 1990 (as amended) in relation to planning applications and Section 16 of the Planning and Listed Building and Conservation Areas Act 1990 in respect of listed building consent applications provide that consent may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations in respect of planning applications.

Sections 16, 66 and 72 of the Planning and Listed Building and Conservation Areas Act 1990 provide that in respect of both listed building consent and planning applications special regard shall be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and, where applications affect a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions on planning application be made in accordance with the Development Plan unless material considerations indicate otherwise.

The applicant has submitted the following in respect of the refurbishment of No 8 for offices (also owned by the applicants) and costs of refurbishment of No 6, together with latest information on imminent vacancies at No 9 (also owned by the applicants);

I have now received from Crickmay the details of the expenditure incurred by the previous owners of 6-9 Liverpool Terrace of the expenditure incurred on upgrading some of the suites predominantly at No.8. The total amount spent was just under £60,000 (excluding VAT) and attached are the specification of works, an adjusted tender request showing a breakdown of the expenditure and five certificates of payment showing the amounts paid to the contractor over the refurbishment period.

The above backs up the comments made by Crickmay in their report dated 14th April 2016, previously submitted to yourselves, about the levels of investment in No.8. No.6 is in poor condition and as a result will require even higher levels of expenditure. We are of the view that allowing the change of use to residential as being applied for will enable the necessary level of investment in refurbishment expenditure required and secure the long term future of the Grade II listed building.

Another recent development is that Crickmay have received a letter (copy attached) from the tenant of the ground floor of No.9 Liverpool Terrace and Field Row (the optician) stating that he does not wish to renew his lease that expires at the end of this month. As a result, the vacancy levels of offices in Liverpool Terrace as previously highlighted appear unfortunately about to increase further.

This underlines the applicant's commitment to retain and upgrade a neighbouring property in the Terrace within their portfolio for office use. It also illustrates the difficulties in not only attracting commercial occupiers but retaining them in the Terrace. Finally, it adds weight to the applicant's claim that the cost of refurbishing No 6 would be still greater due to its condition and serves as an additional deterrent to resumed office use.

Separately, it is noted that the marketing for the property has recently reinstated its availability for freehold purchase as offices.

In respect of the condition recommended by the Highway Authority for cycle storage, the scope is limited for external provision and may be best left to future occupiers to customise if such dedicated facilities are desired. There are no such facilities at present and any material works would require listed building consent separately.

A precautionary land contamination condition as requested by the Environmental Health Officer is additionally recommended along the lines of;

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the

unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Changes to Recommendations

AWDM/1533/15

Add condition 7; precautionary land contamination condition.

Application Number: AWDM/0250/14

Site: 6 Southey Road Worthing West Sussex BN11 3HT

Proposal: Part retrospective application for alterations and conversion of offices to form six studio flats

Updates and Officer Response

The following section outlining the relevant legislation in respect of the determination of the application was omitted from the report in error. This is set out below;

Section 70 of the Town and Country Planning Act 1990 (as amended) in relation to planning applications and Section 16 of the Planning and Listed Building and Conservation Areas Act 1990 in respect of listed building consent applications provide that consent may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations in respect of planning applications.

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions on planning application be made in accordance with the Development Plan unless material considerations indicate otherwise.

A revised internal layout has been received in response to the Environmental Health Officers comments set out in the substantive report.

As anticipated, the amendments do not involve any material changes to individual floorspace figures but address the fire safety issues raised.

The Environmental Health Officer's updated scheme updated comments on this amended scheme are as follows;

I confirm that the revisions shown are acceptable.

Changes to Recommendations

As satisfactory revised drawings have been received, the Recommendation is to approve the revised scheme.