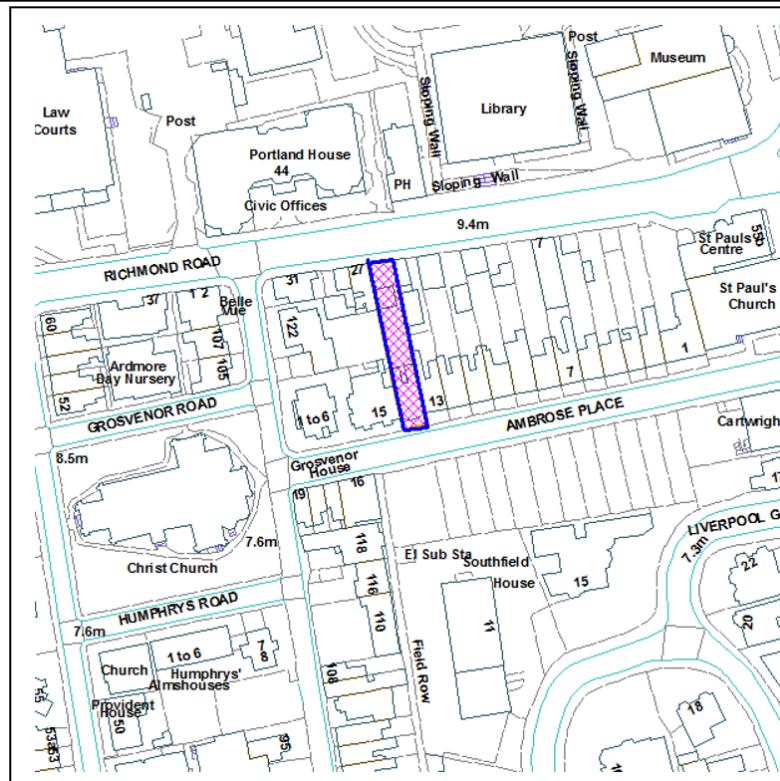


1.

Application Numbers:	i) AWDM/1847/22 ii) AWDM/1848/22 LBC	Recommendation - i) Refuse planning permission ii) Approve Listed Building Consent
Site:	14 Ambrose Place, Worthing	
Proposal:	<p>i) Demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels and roof lights to the East and West (Side) roof slopes. Proposed installation of new windows, installation of glass frameless balustrade over light well to the rear and new rear dormer with roof lights to existing Grade II Listed dwelling house.</p> <p>ii) Application for Listed Building Consent for proposed demolition of existing garage and proposed internal alterations, installation windows, installation of glass frameless balustrade over light well to the rear and new rear dormer with roof lights to roof slope to Grade II listed dwelling house.</p>	
Applicant:	Mr A Coombes	Ward: Central
Agent:	Saville Jones Architects	
Case Officer:	Marie O'Keeffe	



**Not to Scale**

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This application has been called in by Councillor Henna Chowdhury.

## Site and Surroundings

This house is on the north side of Ambrose Place and has a second garden on the south side of the road. It is a three storey mid-terrace property with a lower ground floor and rooms in the roofspace including a rear dormer. The whole terrace has deep gardens that back on to Richmond Road. The property is a Grade II Listed Georgian building and is located within the Chapel Road Conservation Area.

At the rear and fronting Richmond Road is a single storey garage building. To the west, No. 27, is a two storey building which backs on to the pavement edge with a newsagents at ground floor level. To the east and also abutting the Richmond Road pavement is a deeper single storey building in use as an office, No. 23. Otherwise the rear garden boundaries of these houses on Richmond Road are enclosed with brick and flint walls or garage doors except at No. 7 where there is a single storey cafe (Happy Teashop).

## Proposal

Planning permission and Listed Building Consent is sought to make alterations to the main house and to replace the single storey garage outbuilding with a larger two storey pitched roof garage including PV's on the east and west roofslopes.

The alterations to the house itself include the installation of Air Source Heat Pumps at the rear of the property within an external basement area. A pitched roof to a lower ground floor rear extension is to be removed and a deck area created over the basement well.

A new west facing ground floor window is proposed and internal doors replaced. At second floor two new openings are to be formed in the internal spine wall to create a dressing room and separate en-suite to a front bedroom. The bedroom door itself is to be rehung to open outwards. Alterations to the attic level originally proposed the removal of the ceiling and the installation of roof vents into the north facing front butterfly roof together with an additional rear dormer. However this element of the scheme has been recently withdrawn with the architect stating that,

*'Our client, in the interests of progressing with an application which looks to generate electricity via the PV's on the proposed two storey garage roof and significantly reduce the CO2 emissions of property, has decided to omit the removal of the 3<sup>rd</sup> ceiling from the application together with the installation of the roof lights. To improve ventilation and cooling this will be achieved by the new and improved window above the stairs and front bedroom window improvements.'*

The application has also been amended by retaining a large sash window at the rear ground floor level which was to be replaced with French doors off the kitchen.

The two storey garage proposed would have a rear wall in the same position as the existing garage but would extend to the back edge of the Richmond Road pavement. It would abut the west boundary but is shown set off the east boundary by 1 metre, a little less than presently. It measures 5.03 metres in width and 12.13 metres in depth.

It would be similar in scale to the adjacent newsagents building to the west with a gabled roof. PV's are shown to cover the entire east and west roof slopes, except for a rooflight in each slope.

The Richmond Road elevation is shown to have a wide roller shutter door and a first floor window. The rear (south) elevation would have 2 sliding openings. It is to be rendered and painted with brick quoining and brick detail to the exposed east elevation under a slate roof.

Internally the garage would have double storey parking with a wet room and garden room at ground floor and an office at first floor level.

In support of the application is a Heritage report which concludes that,

*'We consider this proposal to be sympathetic to the architectural characteristics of the Listed Building and Chapel Road Conservation Area of Worthing.*

*The external elevations, which are the most significant elements of the listed building, will be largely unaffected by the works. The interior of both the main building will be reconfigured to varying degrees and there will be some loss of original fabric, but these elements of the listed building are of less value and significance. The formation of French doors to kitchen and new dormer at roof level are all to the rear exterior. The proposals will not result in 'substantial harm' to the heritage asset, so the tests in section 133 of the NPPF do not apply. The loss of original fabric equates to 'less than substantial harm'.*

*The demolition of the garage and the proposed new garage will have some impact on the setting of the heritage asset, so Section 134 of the NPPF applies instead. The new garage buildings proposed for the site are broadly sympathetic to the listed building and conservation area in materials, scale, form and appearance. Overall, the proposals will not detract from the character of the heritage asset and will not have an adverse effect on the setting of the listed building. The building enable the significant reduction in CO2 emissions and beneficial use for the listed building in order to preserve it for future generations, and this benefit outweighs any 'less than substantial harm' in the terms of Section 132 of the NPPF.*

- The scheme is considered to be in accordance with the Conservation Area Statement as it looks to the twin objectives of improving energy performance and sustaining a heritage significance.*
- By adopting a strategy of using renewable energy, over altering the fabric of the building to reduce CO2 emissions the least harm is made to the heritage asset.*
- It is considered that the restoration of the architectural features will enhance the Conservation Area.*
- Utilising traditional materials and construction such as brickwork, flint and timber which reflect the conservation area as a whole.*
- The scheme is considered to be a Sustainable Development, as it will result in the property adapting to home working and at the same time retaining its residential use, as its original design.'*

Planning permission and listed building consent was granted last month for a replacement single storey garage, rear dormer and some internal works. See history section below.

### **Relevant Planning History**

AWDM/1478/23 - Application for Listed Building Consent for Demolition of existing garage, construction of new garage, internal alterations and installation of new external doors and windows to Grade II listed building. Granted 19.12.23

AWDM/1477/23 - Demolition of existing garage, construction of new garage, internal alterations and installation of new external doors and windows to Grade II. Granted 19.12.23

AWDM/0397/23 - Proposed erection of summer house in front garden south of 14 Ambrose Place involving removal of two trees. Refused

AWDM/1072/17 - Listed Building Consent to replace existing first-floor window on rear extension to north elevation with Regency period style window. Approved

AWDM/0708/13 - Refurbishment of balcony and railings to front (Listed Building Consent). Approved.

99/0610/LBC - Application for Listed Building Consent for the provision of a handrail on each side of the steps to the front door of the property.

827A/62 – Revised application for double garage including siting, elevations and roof treatment. Granted

827/62 - Erection of double garage in rear garden. Granted.

### **Consultations**

#### **The Georgian Group**

*'Thank you for informing the Group of the application for Listed Building Consent. Based on the information available to date, the Group offers the following advice to assist your local authority in determining the application.'*

#### **Significance of Heritage Asset**

*No. 14 Ambrose Place was built between 1814 and 1824 by Ambrose Cartright and forms a group with the adjoining houses along the terrace. No. 14 differs to the adjoining houses in its external appearance as it is bow fronted with a Doric entrance porch and consists of 4 storeys above a basement which is rusticated. No 14 possesses a considerable amount of architectural interest which relates to the external appearance of the dwelling and its unique facade in relation to the remaining terrace, additionally the internal plan for the house has largely been retained along with original decorative elements and internal fittings.*

## **Advice**

*Within the proposed internal alterations there are two areas of concern which should be addressed by the applicant. Firstly, the removal of the four over four paned sash window to the rear elevation at ground floor would cause an element of harm to the significance of the listed building. It is stated within the documentation that this window is original, the shutters on either side are presumably contemporary with the window and there is no mention of the treatment of them. The removal of these elements would cause less than substantial harm to the significance of the No. 14 Ambrose Place.*

***(This aspect of the proposal has now been withdrawn from the Listed Building Consent application).***

*The proposed plans show the reconfiguration of the rear room on the second floor, along with the installation of a fixed unit to the rear of the front room to this floor. The existing plans show a chimney breast on the western wall of the second floor which would have its receding element covered by the proposed fixed unit. Chimney breasts contribute to the spatial qualities of a room and their removal or obscuring harms the appearance of the individual rooms within a house.*

## **Recommendation**

*As the application stands there would be an element of less than substantial harm caused to the significance of no. 14 Ambrose Place. The Group recommends the applicant utilise the rear outshoot to allow access on to the rear of the property to avoid the removal of original fabric. Additionally the fixed unit on the second floor should be omitted to preserve the chimney breast at this level.*

*In determining the application for Listed Building Consent, your authority should be satisfied that the necessary requirements set out within Paragraph 199, 200 and 202 of the NPPF have been met along with the statutory duty of section 66(1) and Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.'*

## **The Worthing Society comments that,**

*'The listed buildings which form the Regency terrace in Ambrose Place are a significant element in the Chapel Road Conservation Area. They have many distinctive, individual architectural features. These characteristics are also apparent in the rear, north facing elevations which are clearly visible from Richmond Road. The elevation of the terrace is therefore important to the 'setting' of the conservation area.*

*Any changes made to the rear of the terrace will have the potential to affect the setting of the adjacent listed buildings so will need to be sensitive in design. We consider the proposed two storey pitched roof garage building will be a rather large*

*and prominent feature looking from the east along Richmond Road and should be more modest in scale.*

- a) *Regarding the materials for the garage building, we consider the flintwork is excessive and some of it would be better faced in brick. The roof should be slate to complement the listed buildings and certainly not completely covered in photovoltaic panels.*

*In summary, this is a sensitive site within the Chapel Road conservation area. A lower replacement building would, in our view, better complement the setting of the conservation area and neighbouring listed buildings. Perhaps the applicant and his architectural team would find it helpful to liaise with the Conservation Officer to further consider these aspects.'*

### **Design & Conservation Architect:**

*14 Ambrose Place is a grade II Listed Building and is situated within the Chapel Road Conservation Area. Both listed buildings and conservation areas are designated historic assets in terms of the NPPF.*

*The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.*

*Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*

*The significance of 14 Ambrose Place, i.e. its special architectural or historic interest, comes mainly from the historic and architectural value of the building. It is also considered that some of the more historic elements of its urban setting make a further contribution to its heritage significance. No. 14, as a grander element of the Grade II Listed Ambrose Place, adds to both the character of the conservation area and the streetscape of the local area.*

*Overall these proposals would result in harm to the significance of 14 Ambrose Place as highlighted in this report. The harm might be less than substantial but with all the various harmful alterations being proposed, the overall level of harm to this heritage asset will be quite high. It should be noted that not all of the harmful proposals relate directly to the aim of reducing the carbon footprint of this building.*

### **Proposed external works**

*The proposed 2 storey rear garden building with its dominant, full width roller shutter door will be out of scale with the characteristic domestic garage and door openings in the adjacent brick and flint garden wall along Richmond Road. This 2 storey garage building would be harmful to the character and appearance of this part of the*

*conservation area and the proximity of the 2 storey gabled building would be harmful to the setting of a listed building, 14 Ambrose Place. The use of brick and flint cannot overcome these fundamental issues. The existing 1960s garage is of no significance to the important interest of the listed building and therefore there is no objection to its removal.*

*As it is clear from historic OS mapping that the western basement offshoot was in existence by 1852, and quite likely to have been a requirement of the first occupier, it has a high level of significance. The removal of its roof, a section of its external wall, and subsequently decking over with a new flat roof would be particularly harmful to the listed building.*

*The other proposed rear elevation alterations to later windows and doors (as shown on drawings External Doors & Windows Sheets 1 & 2) are not considered to be significant and therefore they are not being objected to.*

#### *Proposed internal alterations*

*The starting point when considering proposals to a listed interior is always the plan form of the original building. All alterations will be expected to respect the original plan form and to work around it. Any new layout should respect the original plan form and room proportions.*

*Currently the only alteration to the plan form of the second floor is the construction of a bathroom with a raised floor within the rear room. The proposed plans would create two openings in the spine wall between the two rooms in order to access a proposed dressing room and a repositioned bathroom in the rear room. This would result in some level of harm, although less than substantial harm.*

#### *Energy efficiency and heritage significance*

*Historic England supports a whole building approach that can help in meeting the combined objectives of increasing energy efficiency and sustaining significance in Historic Assets, while avoiding unintended consequences.*

*Energy improvements require an approach that uses an understanding of a building in its context to find a balanced solution that saves energy, sustains heritage significance and maintains a comfortable, healthy indoor environment – the whole building approach.*

*A whole building approach ensures improvements do not waste owners' funds on ineffective or harmful works that may have unintended consequences on top of impacting badly on the heritage significance of individual buildings and on the historic environment generally.*

*Given the right approach, the twin objectives of improving energy performance and sustaining heritage significance are compatible and achievable. However there may sometimes be a temptation to achieve one objective at the expense of the other. It is*

*therefore important that proposals aiming to increase comfort and reduce energy bills and carbon emissions also minimise the possible harmful impacts on the physical structure of the building itself and its heritage significance.*

*This summary should be read in conjunction with my fuller comments and supporting information which are available to view on the application file.*

**West Sussex County Council:**

No objection. The garage is a little short in depth and should be adjusted to ensure a 3m x 6m floorspace.

**Representations**

Two objections received from an adjoining resident and from the adjoining office at 23 Richmond Road summarised as follows:

- loss of light to office
- Two storey garage out of character
- Two storey structure will set a precedent for similar out of character development which would also lead to overlooking.
- The heritage of this blue plaque listed building should be preserved.

**Relevant Planning Policies and Guidance**

Worthing Local Plan 2023  
SP1 (Presumption in Favour of Sustainable Development)  
DM5 (Quality of the Built Environment)  
DM6 (Public Realm)  
DM16 (Sustainable Design)  
DM17 (Energy)  
DM23 (Strategic Approach to the Historic Environment)  
DM24 (The Historic Environment)  
National Planning Policy Framework (HCLG 2021)  
National Planning Practice Guidance  
Chapel Road Conservation Area Appraisal

**Relevant Legislation**

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application 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

Sections 66 and 72 Planning (Listed Building & Conservation Areas) Act 1990 requires the Local Planning Authority (LPA) to pay special attention to the desirability



of preserving or enhancing the building or its setting and appearance of the Conservation Area.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

## **Planning Assessment**

### ***Principle***

The principle of providing a more sustainable energy solution to this heritage asset is supported. As Historic England (HE) indicates, a whole building approach that helps in meeting the combined objectives of increasing energy efficiency and sustaining the significance of Historic Assets can be supported. HE is currently consulting on a draft Advice Note on Climate Change and Historic Building Adoption (Nov 2023) This Advice states that,

The installation of heat pumps will generally be acceptable, provided that they are sympathetically sited.

- Such installations have the potential to detract from the special interest of most listed buildings, particularly for externally mounted air source heat pumps, as a result of their visual incongruity.
- Care needs to be taken with the installation of the pump and associated kit; for example, there may be additional archaeological considerations in historic sites.
- In certain cases, the physical installation works may cause unacceptable harm.
- Listed building consent will always be required for the installation of heat pumps.

The Government has recently published a review of the practical barriers that owners of listed buildings and homes in conservation areas face when they want to install energy efficiency or low-carbon heating measures in their properties. The Review states that,

*‘Historic buildings have a significant role to play in the transition to Net Zero by 2050, and we believe that improving the energy efficiency and protecting historic and architectural interest are compatible and complementary goals. Appropriate retrofit of historic buildings is part of the solution to achieving Net Zero. Indeed, improving the energy efficiency of historic homes is necessary for their long-term survival as it will ensure they continue to be desirable places to live and will ensure they are maintained as important heritage assets.’*

*The government recognises that the planning system (including the special controls for listed buildings) plays a crucial role in protecting and conserving the historic environment for future generations. At the same time, it is important that planning is not a barrier to the take up of energy efficiency improvements in historic buildings, especially domestic dwellings, to support the transition to Net Zero.’*

The Government has set out its next steps and one of these is to proceed to publish the HE Advice Note. The Advice Note therefore is useful to assess the current application.

*Whilst every building – and the solutions to making energy and carbon savings – may be different, there are some principles that apply across the board and Historic England advocates, where appropriate, a ‘whole-building approach’ that uses an understanding of a building in its context to find balanced solutions that save energy, sustain heritage significance, and maintain a comfortable and healthy indoor environment.*

*Taking a whole-building approach does not necessarily mean prioritising interventions that will achieve the greatest energy and carbon savings. In many cases, incremental and specific changes should be made (for example replacing failing windows) as and when the opportunities arise.*

The Council has declared a Climate Emergency and is generally supportive of sustainable, renewable energy sources. In this case consideration of the proposed two storey outbuilding is balanced between the desire to achieve a more sustainable energy supply for this listed dwelling versus the potential for harm to the setting, appearance and heritage value of this listed building and to the setting and the character of this part of the Chapel Road Conservation Area.

### ***Policy context***

Paragraph 11 identifies at the heart of the NPPF a presumption in favour of sustainable development. Paragraph 130 states that planning decisions should ensure developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Para 134 states: ‘Development that is not well designed should be refused... Conversely, significant weight should be given to b) outstanding or innovative designs which promote high levels of sustainability,

Paragraphs 193 and 194 of the NPPF:

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.*

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

*202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

*206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

In terms of renewable energy the NPPF, in para 158, says the local authorities should require applicants to demonstrate the overall need for renewable or low carbon energy and should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

Policies SP2 and DM5, DM17, DM23 and DM24 of the Local Plan are considered material in the determination of this application.

#### Policy SP2

'a comprehensive and integrated approach to addressing climate change will be taken, consisting of the following elements: Carbon Reduction a) Development proposals are expected to reduce the amount of energy used in construction and operation of buildings and improve energy efficiency, including retrofitting existing properties, to contribute to achieving zero carbon emissions. b) The Council will support and promote the creation of low carbon heating/cooling networks and the delivery of renewable energy schemes.

#### DM17:

d) The development of renewable, low carbon, or de-centralised energy schemes will be supported and community initiatives encouraged where proposals: i) are located appropriately and do not cause an unacceptable impact on surrounding uses or the local environment, landscape character or visual appearance of the area.

DM5:

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and layout of the development;

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area; iv) respect, preserve and enhance heritage assets and settings;

v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;

Policy DM23 requires the Council to conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes. And to work with others, including the local community where appropriate and to understand the significance of the historic environment in Worthing's character and sense of place; and

Policy DM24

a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

#### Designated Heritage Assets

c) Development should not adversely affect the setting of heritage assets.

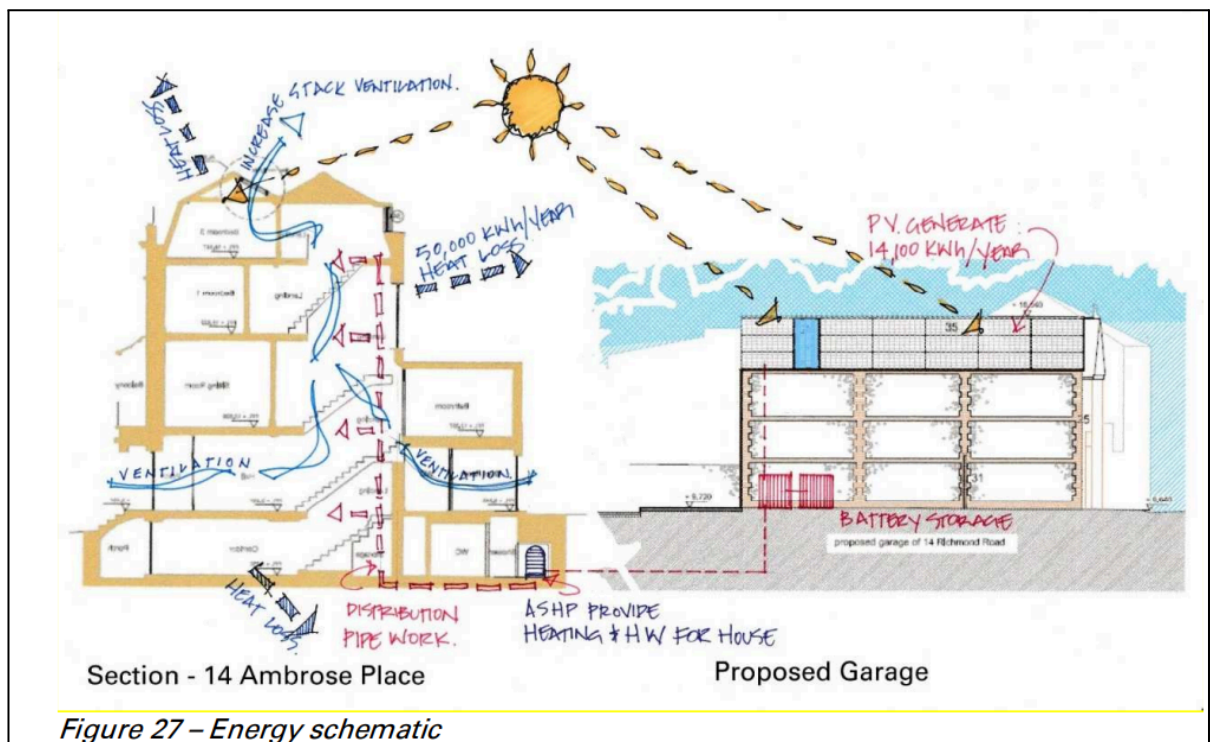
d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality.

e) Development in Conservation Areas will be required 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. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within

Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.

### **Planning Assessment**

As Historic England states in its latest advice a whole building approach is recommended and the agent has stated in the submitted Design and Access Statement and Heritage Statement that it has followed this approach in proposing a low carbon solution for the historic structure. It is submitted that whilst there is significant heat loss with the existing dwelling to address this problem would be harmful to the fabric of the heritage asset. Therefore the proposed solution is to provide air source heat pumps with power generated from PV panels placed on a replacement two storey garage building (as indicated in the image below taken from the Heritage Statement). To provide a 'passive house' approach to drawing warm air through the building the ceiling at third floor level is to be removed and a panel of automatically operated roof lights would provide 'stack' ventilation.



The Council's Design and Conservation Architect and consultee responses highlight a number of concerns about the original proposal. As HE advises in their draft Advice Note - taking a whole-building approach does not necessarily mean prioritising interventions that will achieve the greatest energy and carbon savings. In this respect HE suggests that in many cases, incremental smaller scale changes may help to improve the energy performance of a building. A number of the original changes would have caused harm to the fabric of the building and your Officers were not satisfied that other alternatives had been fully explored. To narrow the issues of concern the applicant has agreed to remove a number of the internal alterations. The Georgian Society was concerned about the loss of the large rear sash window

and the Design and Conservation architect was concerned about the loss of the outbuilding roof and loss of the ceiling at third floor level without a fuller appraisal of the age of the ceiling and other less harmful alternatives. These elements have now been withdrawn and the Agent has indicated that alternative locations could be found for the air source heat pumps and existing windows could provide the increased ventilation required to draw warm air up through the building. Amended plans are awaited to clarify the siting of these units. As indicated by Historic England there is no objection in principle to air source heat pumps provided they are sympathetically sited. The location of the air source heat pumps (ashps) in a basement area with little air flow around was also questioned by your Officers.

As Members will be aware permission has been granted for a new District Heat Network for the Town Centre and the applicant has indicated a willingness to connect to the heat network if and when available and this would remove the air source heat pumps from the curtilage.

Subject to amended plans and clarification about what other works if any are proposed by the listed building consent application - this aspect of the application (listed building consent could be supported).

### **Two storey Outbuilding**

The other part of the application is to provide a green and clean energy source for the ashps.

The existing garage building was built in the 1960's and is not particularly sympathetic to the setting of the listed building. Its demolition and replacement is supported in principle and a replacement single storey garage is proposed in its place.

The proposed replacement garage building is two storeys in height with a footprint roughly twice the size of the existing building. It has a steeper roof form and a gabled roof at either end and an overly large, utilitarian roller shutter door. On this latter point the applicant has drawn your Officers attention to another roller shutter door recently installed at the rear of Ambrose Place, however, this is unauthorised and is being investigated.

The main concern about the proposed two storey garage is its height and scale and its impact on both the setting of the listed building and that of the conservation area.

The rear gardens of 1-14 Ambrose Place have remained free of two storey outbuildings for 200 years. The land west of 14 Ambrose Place, the newsagents at No. 27, has been historically developed in a different manner and was not built in a rear garden of Ambrose Place. To change this principle at 14 Ambrose Place would set a harmful precedent that could allow other properties in Ambrose Place to pursue similar 2 storey garden buildings further eroding the character and appearance of the conservation area.

The proposed 2 storey building with its industrial roller shutter door would be harmful to the character and appearance of this part of the conservation area and its proximity to the parent building would cause less than substantial harm to the setting

of the listed building. The use of traditional materials cannot overcome these fundamental issues.

The applicant and agent have stressed that a two storey structure is required to increase the solar gain from the proposed PV's given the existing overshadowing from the adjoining property. Reference is also made of the benefits of blocking overlooking from the flats currently being built between Portland House and the library, however, this is not a valid planning reason for supporting the proposal.

Whilst the proposal would cause less than substantial harm (substantial harm would be the total loss of a heritage asset) it is not considered that the benefits of the proposal in terms of sustainability are such that the harm can be justified. The ashps are supported and whilst it is accepted that Pv's on a lower roof structure would be less efficient it is understood that the PV's would not provide power for all the properties needs. Other less significant interventions such as secondary glazing etc would help to improve thermal efficiency and reduce costs for heating.

### ***Neighbour Amenity***

It is not expected that residential neighbours will be significantly affected by any aspect of this proposal. However, we do not have noise details for the proposed basement located Air Source Heat Pumps. If this proposal were to be acceptable a condition would need to be secured requiring the applicant to submit these details to ensure neighbour amenity is protected.

The first floor rear window in the garage building could be obscurely glazed. This office space is also lit by rooflights. Additionally the floor level is set away from this window by an atrium area. It should not lead to any significant overlooking

No. 23 Richmond Road, the office to the east, has a window in its west facing wall. This window will lose light. However, the office also has a window in the east wall and a fully glazed frontage. As such no significant harm will result to this commercial property.

### ***Highways***

The Highway Authority is content that a roller shutter garage door abutting the pavement edge would not result in harm to the highway network. Their comment regarding the garage depth can easily be addressed by a slight adjustment to the position of the internal wall at ground level between the garage and the proposed gym.

### **Recommendations**

#### **AWDM/1847/22 (Planning Permission)**

**REFUSE** for the following reason:

The proposed garage building by reason of its height and design, is considered to cause harm to the setting of the parent listed building and to the setting of the

Chapel Road Conservation Area. Whilst this is considered to be less than substantial harm, the Local Planning Authority does not consider that there are public benefits of the proposal sufficient to outweigh this harm. The proposal is therefore contrary to policy DM24 of the Worthing Local Plan, the Chapel Road Conservation Area Appraisal and the relevant paragraphs of the National Planning Policy Framework and fails the statutory tests in Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**AWDM/1848/22 (Listed Building Consent)**

Subject to the receipt of amended plans and confirmation about the remaining internal works it is recommended that listed building consent be granted.

31 January 2024



**Local Government Act 1972  
Background Papers:**

As referred to in individual application reports

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