

Conservation Officer Comments
Amended Plans or Further Details

**Architectural & Historic
Buildings Consultants**

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Application Number:	AWDM/1450/25
Location:	The Hollies 83 Little High Street Worthing West Sussex
Proposal:	Change of use to a single dwelling house (Use Class C3)
Case Officer:	Louise Prew

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

Site and Surroundings:	The site is located within the Little High Street Conservation Area, one of Worthing's earliest historic quarters. This area is defined by its narrow lanes, modestly scaled buildings, and the traditional interplay between residential properties and small commercial uses. Its significance stems from the surviving 18th- and 19th-century townscape, comprising a blend of Georgian and early Victorian buildings that illustrate Worthing's early seaside development and the historic evolution of the harbour's fishing community. The Hollies occupies a prominent corner position at the eastern end of Little High Street, forming an important element of the street's visual enclosure. Its presence reinforces the historic grain, strengthens the sense of continuity within the Conservation Area, and contributes positively to the character and appearance of the surrounding townscape. The building was statutory listed as a Grade II Listed Building in 1976 and is described as follows: <i>LITTLE HIGH STREET 1. 5406 (North Side) No 83 (The Hollies) TO 1503 19/212 II 2. A detached house of before 1815, standing prominently at the east end of the street, at the head of High Street. Pale fawn-coloured brick. Hipped slate roof. 2 storeys. 3 arches incised in facade, enclosing 3 sash windows with glazing bars. 6-panel door within probably Victorian wooden porch, with carved openwork gable projecting on brackets.</i> The proposal seeks Planning Permission for a change of use from Class E (commercial) to Class C3 (Residential) It should be noted that the application is not an application for Listed Building Consent, due to no physical works being proposed. The applicant should be made
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	aware that alteration to the listed building that would affect its historic or architectural interest whether that be internally or externally will require listed building consent. In this case the applicant should be mindful of this when installing any new services or carrying out any alteration. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.” The LPA’s duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as will Local Policy.
Drawing Errors:	
Comments:	The proposal brings about no harm to the listed building in physical terms as no works are proposed, the application solely relates to use. In heritage terms it is considered that returning the building to a residential use will bring about the potential for long term heritage benefits. The nature of commercial use leads to transience of business uses and ultimately piecemeal modifications and adaptations. As a residential dwelling the building is more likely to enjoy a period of fit and proper preservation of its architectural and historic interest. This is not only compiiant with legislation but also local and national policy, according with the ambition of Section 16 of the NPPF and Policy DM24 of the Worthing Plan
Design Review:	
Amended Plans / Additional Information	1. 2.

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Required: <i>[List the amended plans/additional information you are requesting, if any]</i>	3.
Infomative Required: <i>[List the conditions you are requesting, if any]</i>	1. The applicant is advised that the granting of this planning permission does not authorise any works to the listed building that would impact the buildings special architectural and historic interest. Any such works require Listed Building Consent in accordance with Section 7 of The Planning (Listed Buildings and Conservation Areas) Act 1990. 2. 3.

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment