Development Management – Delegated Officer Report

Application Number: AWDM/1167/25 **Recommendation – APPROVE**

Site: **11 Warwick Road Worthing West Sussex**

Proposal: **Demolition and rebuild of the south wall of the rear projection.**

Application Number: AWDM/1168/25 **Recommendation – APPROVE**

Site: **11 Warwick Road Worthing West Sussex**

Proposal: **Listed Building Consent for demolition and rebuild of the south wall of the rear projection.**

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to No. 11 Warwick Road which belongs to the terraced row of grade II listed buildings (No.s 1-15) located to the east side of Warwick Road. The site lies within Steyne Gardens Conservation Area.

The property was Listed in 1975 and is described as:-

"*WARWICK ROAD 1. 5406 (East Side) Nos 1 to 15 (consec.) TQ 1502 NW 5/18 20.6.75. II GV 2. Early C19. 3 storeys and basement with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopies on the 1st floor. (Those at Nos 7, 10 and 13 missing). Roundheaded doorways in moulded frames up 3 steps with semicircular fanlights and 6-panel moulded doors. Some glazing bars missing. Nos 1 to 15 (consec.) form a group. Listing NGR: TQ1532402577."*

Proposal

Listed building consent and full planning permission is sought to demolish and rebuild the south elevation wall of the rear projection.

Relevant Planning History:

AWDM/0951/23: Application for Listed Building Consent for the repair of the south elevation wall of the rear projection.

Consultations:

AWC Conservation consultant:

11 Warwick Road forms part of a regency terrace located to the western side of Beach House. The consistent appearance of stucco finishing under slate roofs with multipane sliding sash windows give a distinctly historic aesthetic with complementary conopies hung at 1st floor level. To the rear and outrigging projecting extension is present to all properties.

Many properties have been subdivided historically

The application seeks listed building consent to demolish the southern elevation of the rear outrigger and rebuild it. This follows on from recent inspections that have confirmed that the extension in this case is not historic, being a facsimile itself and that it has suffered severe water ingress over a prolonged period to such a degree that the structure is now in adequate and failing.

Being mindful of the legislative requirement to preserve historic and architectural interest it is noted the extension makes an aesthetic contribution. It is however devoid of historic materiality or construction methods being wholly modern in terms of its now failed construction.

As such the approach proposed would not erode historic value and preserve aesthetic or architectural contribution to the site and its wider setting. Whereas the use of modern materials is not usually accepted, in this context it will not result in harm, merely replacing a modern material with a modern material. As such the principle of the proposed is accepted.

The joinery details supplied however are wholly inadequate and lack the detail required to ensure a genuine sash window of appropriate proportion and functionality is being proposed and therefore a condition shall be applied.

Listed Building Consent
In summary and having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposed by virtue of form, design and appearance will not cause harm to the historic and architectural interest of the designated heritage asset and as such complies with policy DM24 of the Worthing Local Plan and paragraphs 135 and 213 of the NPPF

Planning Permission
In summary and having regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposed by virtue of form, design and appearance will not cause harm to the setting or historic and architectural interest of the designated heritage asset and as such complies with policy DM24 of the Worthing Local Plan and paragraphs 135 and 213 of the NPPF

***The Worthing Society*:** With regard to the above planning applications, please note that the Worthing Society has no objection to either of these applications.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (2024)
Planning Practice Guidance

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM23 (Strategic Approach to the Historic Environment)
DM24 (The Historic Environment)

Planning Assessment

The key consideration is the effect on the historic significance of the Listed Building, and its setting and features of special architectural or historic interest.

The works proposed are to the rear of the property and would only be visible when viewed from locations within Denton Gardens. Denton Gardens has been included in the conservation area since the last application was determined.

Paragraph 199 of the NPPF states 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. 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.

During the works permitted by the last listed building consent the applicant is advised that more extensive works are required than originally proposed noting "Upon removal of the render, the exposed timber frame structure was found to be in an extremely poor and rotten condition, structurally unstable, and in a state of disrepair. Temporary props were immediately installed in the form of new supporting timber studs and plates, and these remain in place. The remaining deteriorated render was safely removed and the whole elevation has been covered and weathered, and the full-height scaffolding remains in place"

The applicant has demonstrated the need for complete demolition of the wall and rebuild. As previously noted, the rear projection the subject of this application is not original but rather an extension to the listed building, approved by the Council in 1988. The LPA's conservation consultant has stated that while modern materials would not be considered acceptable usually, they are replacing modern construction and are acceptable in this instance. The consultant wasn't at all satisfied with the details proposed but noted that these could be conditioned.

The proposed works would therefore preserve the appearance of the listed building and conservation area and are considered to comply with the requirements of legislation and policy DM24 of the Worthing Local Plan (2023).

Recommendation

APPROVE Listed Building Consent subject to Conditions:-

1. Drawing Numbers
2. Standard LB/CA time limit
3. Details to be approved
4. Copings to be the same colour
5. Protect listed building from damage
6. Damage to LB made good within 2 months

APPROVE Planning Permission subject to conditions

1. Approved plans
2. Time frame

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Louise Prew Date: 18/12/2025

Authorised by: Jo Morin Date: 18.12.2025