Conservation Officer Comments
Amended Plans or Further Details

Application Number:	AWDM/1168/25
Location:	11 Warwick Road, Worthing
Proposal:	Listed Building Consent for demolition and rebuild of the south wall of the rear projection.
Case Officer:	**Louise Prew**

	Further Information Required
	Design Review Required
	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:	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 complimentray conopies hung at 1st floor level. To the rear and outrigging projecting extension is present to all properties. Many properties have been subdivided historically.
Drawing Errors:	
Comments:	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.

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	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
Conditions Required: [L*ist the conditions you are requesting, if any*]	1. Prior to manufacture and installation fully joinery details of all windows, doors, rooflights, stairs, skirting and architraves in 1:10 elevations and 1:2 sections showing the relationship to the surrounding structures including apertures shall be submitted to the local planning authority for approval in writing. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter. Reason: To ensure the building is preserved and enhanced and to comply with policy DM24 of the Worthging Local Plan 2. The copings utilised shall match existing copings in terms of colour appearance and size Reason: To ensure the building is preserved and enhanced and to comply with policy DM24 of the Worthging Local Plan 3.

Simon Richard
Conservation Consultant
Date of Comment 15/12/25