Conservation Officer Comments
Amended Plans or Further Details

Application Number:	AWDM/0923/25
Location:	The Tasting Room, 8 Stanford Square
Proposal:	Installation of brewing equipment with ducting and a louvre
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:	The site is set within a small commercial twitten of shops located to the south of Warwick Street. The small collection of retail shops includes a listed building which is detailed as follows: *WARWICK STREET 1. 5406 (South Side) Building in Library Place at rear of Nos 20 and 22 Warwick Street (storehouse of Messrs Colin Moore) TQ 1502 NW 5/33 11.10.49. II 2. The entrance to this house is in Library Place and 2 shops separate it from Warwick Street (Nos 20 and 22). But as it is used as a storehouse by Messrs Colin Moore who occupy 20 and 22 Warwick Street, it is treated as being in Warwick Street. It was originally called Stanfords Cottage but it is now only called a Store-house. The shops are of no interest. The house is early C19. 2 storeys and attic. 3 windows. Painted bricks with small cornice modillions. Mansarded roof. Stuccoed porch. The south front is of grey headers with brick dressings. There is a curved bay (stuccoed) on each side of the central window. Wooden porch with iron balcony above. 8 panel moulded door. Glazing bars intact. Later C19 addition with slate roof at north-west end.* Since listed in 1949 the use of the buildings has changed. The main Stanford Cottage forms a Pizza Express restaurant with The Tasting Room forming within the later 19th century north western addition.
Drawing Errors:	
Comments:	The proposed seeks listed building consent for the installation of beer brewing equipment and an extractor fan. In relation to the installation of water tanks, mashtuns, sinks and similar. These are considered as furniture and fittings that although strictly speaking will be connected or fixed to the building, they will not impact historic and architectural interest.

Conservation Officer Comments
Amended Plans or Further Details

	It is noted that the proposed seeks to install a electric extractor to an existing sliding sash window. The window is a genuine sash window of modern origin and as such whilst making a positive aesthetic contribution, does not possess any historic interest as such. The details provided show the most appropriate approach given the situation, the aesthetic impact is considered to be harmful, though that harm is less than substantial and approaching very low given the context. The ongoing viability of the site is dependent on small business and commercial activity which as such is considered to hold some weight in a planning or listed building consent decision. Ultimately the proposed is low impact, set on a minor façade near other services and reversible. As such it is considered that the less than substantial harm caused is outweighed by the public benefit of ongoing use and economic benefit to the area. Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of design and appearance would not cause detriment to the setting and special architectural and historic character and interest of the listed building as a designated heritage asset, and as such would comply with policy DM24 of the Worthing Local Plan, and paragraphs 135, 213 and 215 of the NPPF
Design Review:	
Amended Plans / Additional Information Required: *[List the amended plans/additional information you are requesting, if any*]	1. 2. 3.
Conditions Required: [L*ist the conditions you are requesting, if any*]	1. The louvred vent hereby approved shall be finished in a colour to match the host sash window. Reason: To ensure the impact of the approved vent is reduced and to ensure an appropriate aesthetic quality in accordance with Policy DM24 of the Worthing Local Plan 2. 3.

Simon Richard
Conservation Consultant
Date of Comment 25/11/25