

~ 10-20 MARINE PLACE ~

WORTHING, WEST SUSSEX BN11 3DN

Proposed demolition of existing buildings and construction of a three-storey building comprising 27no 1-bed apartments, with associated internal communal areas, secure cycle and bin storage, and hard and soft landscaping.

HERITAGE STATEMENT



Prepared by Guy Crabb, MSc ~ Reviewed by Ben Kirk MSc, IHBC

April 2026



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Conservator, Guy Crabb and reviewed by Managing Director, Ben Kirk. Guy holds a MSc in Historic Building Conservation, awarded with Distinction by Kingston University, London and is a Supporter member of the Institute of Historic Building Conservation (IHBC).

Guy has over 30 years’ experience in the construction industry, designing and managing multi-disciplinary fit out projects in buildings of all types in London and the South East. He has a wide-ranging role with Manorwood, handling projects through feasibility, consent and implementation.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.



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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Guy Crabb MSc, on behalf of Manorwood, to accompany a planning application for the development of 27no. 1-bedroom flats, forming Marine Gate, 10-20 Marine Place, Worthing.
- 1.2 A previous application, ref; AWDM/1884/22, permitted a similar development in 2022, following demolition of the existing commercial storage buildings at the time.
- 1.3 This report provides a proportionate understanding and appreciation of the significance of the identified heritage assets. The Site is identified in the Location Plan, opposite, and comprises C20th industrial buildings to the northern half and a large area of uneven hard-standing to the southern half, used as a car park.
- 1.4 The Site is located within the South Street Conservation Area and within the setting of a number of other heritage assets. The proposed development therefore has the potential to affect the understanding and/or appreciation of the significance of a number of heritage assets, which are identified in Section 2. The C20th buildings within the Site are much altered, of poor quality and of no heritage value.
- 1.5 Historic mapping, included in Section 4 of this report, has been consulted to understand the development of the site.
- 1.6 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets (i.e., the listed building). It also includes an Impact Assessment, which evaluates the potential effect of the proposed scheme on the significance of the heritage asset, including the contribution made by its setting. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.7 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024).



Location plan.



Aerial image (Bing Maps, 2026)

2.1 Conservation Area

South Street Conservation Area, designated 14th March 2000.

The South Street Conservation Area Appraisal provides a street-by-street analysis of the area, with the application site set within The Seafront (Library Place to The Lido) area of character analysis. The area surrounding the site is described as follows:

“Just off the seafront is Bedford Row, an elegant four storey bow fronted terrace from the early Regency period most of which is listed. In front of Bedford Row to the east is a scruffy open space divided into fragmented areas of car parking. These were originally the front gardens to Bedford Row and this use, or public gardens similar to Liverpool Terrace, would mean a considerable enhancement to the setting of the listed terrace. At the rear of Bedford Row to the west is Marine Place wherein is located the listed Bedford Cottage and several buildings of significant local historic or architectural interest”.

2.2 Listed buildings (deemed to have the potential to be affected by the proposed new development)

1. 8-14, BEDFORD ROW, Grade II (listed 11th October 1949)

BEDFORD ROW 1. 5406 (West Side) Nos 8 to 14 (consec) TQ 1502 NW 5/15 11.10.49. II GV 2. Ditto, the bow fronts mostly stuccoed. Nos 13 and 14 have an attic storey with 1 dormer. Similar doorways. But Nos 8 to 11 have Doric columns and pediment over, (this being a curved pediment at Nos 8 and 10). Similar fanlights and doors. No 12 has no basement.

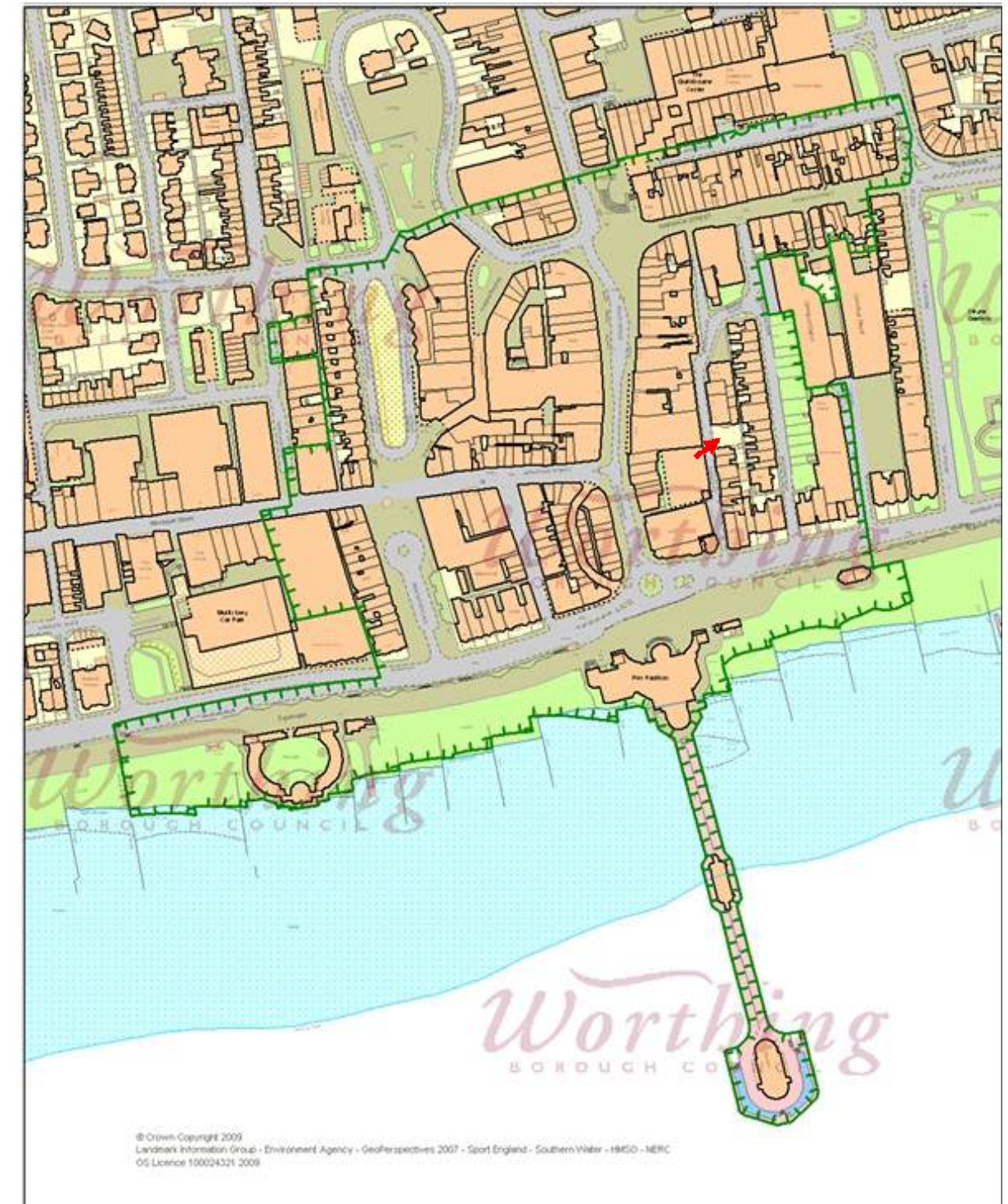
Gospel Hall, Nos 3 to 6 (consec) and Nos 8 to 14 (consec) form a group which Gospel Hall is of local interest only.

2. 3-6, BEDFORD ROW, Grade II (listed 21st May 1976)

BEDFORD ROW 1. 5406 (West Side) Nos 3 to 6 (consec) TO 1502 SW 6/14 II GV 2. 1803-1805. 4 storeys and semi-basement. 2 windows. White brick, No 4 stuccoed. Curved bay with window of 3 lights on all floors. Cornice with modillions. Glazing bars intact. Round-headed doorways in moulded frames up 6 steps with keystones over and semi-circular fanlights. 6 panel moulded doors.

3. BEDFORD COTTAGE, MARINE PLACE, Grade II (listed 4th April 1989)

WORTHING MARINE PLACE TQ 15 02 SW (east side) 6/273 Bedford Cottage GV II House. Circa 1800, altered. Coursed rubblestone with yellow and red brick dressings; Welsh slate roof. 2 storeys with attic, 2 bays. Front has yellow- brick quoins, quoined surrounds and arches to opening and stepped dentilled eaves. Doorway on left with narrow window above, a wider window to right on each floor, all openings boarded up. Flat-roofed, boarded-up, dormer. Yellow-brick gable stack to right. Rear: red brick quoins and surrounds, doorway on right; a large window to left on each floor, now with C20 windows, the ground-floor window with cemented lintel and that above altered; eaves rebuilt late C20.



South Street Conservation Area with site identified (AWDC, 2026)

2.3 **Listed building** (deemed not to have the potential to be affected by the proposed new development)

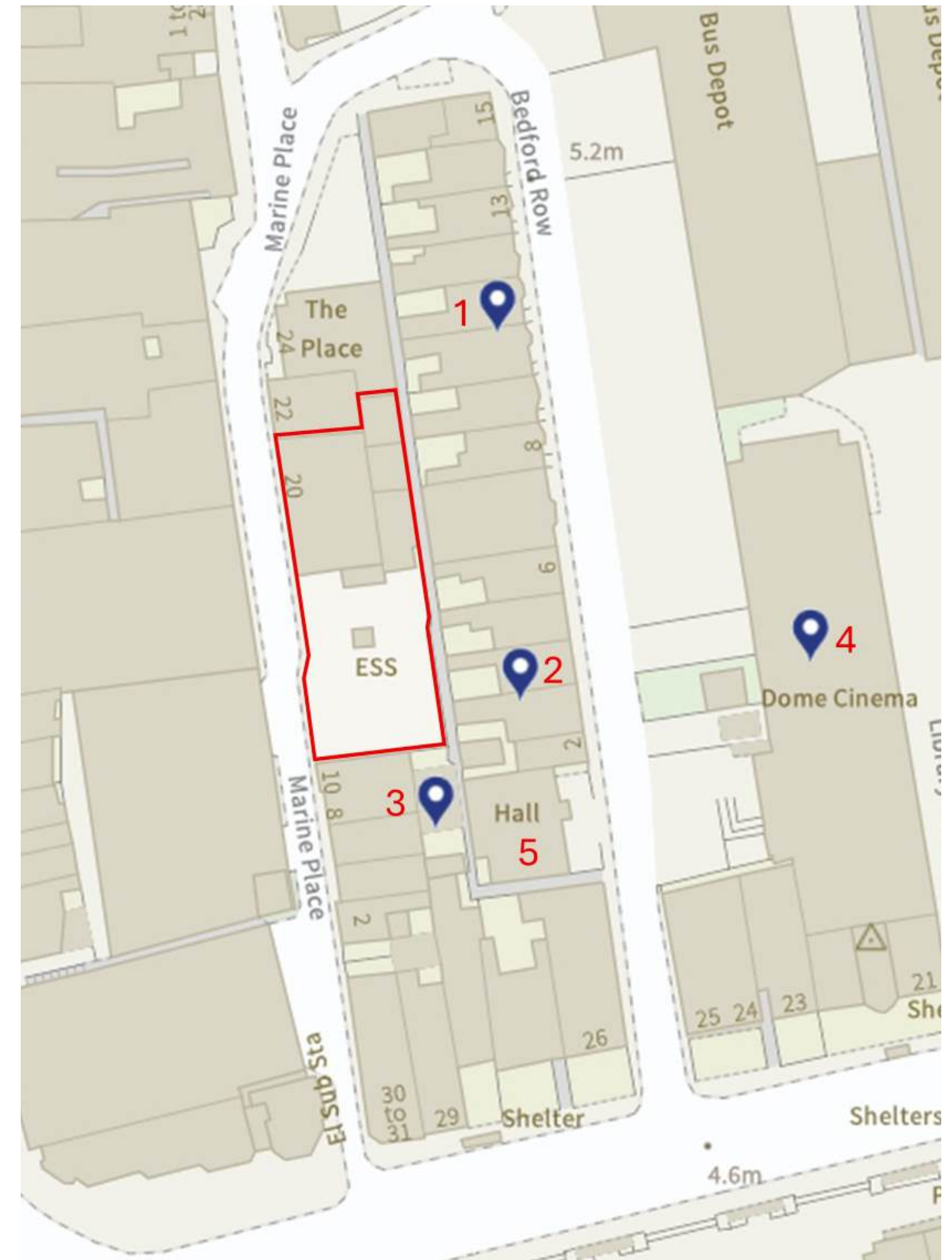
4. THE DOME CINEMA, MARINE PARADE, Grade II* (listed 31st May 1989, amended 14th June 1996)

Cinema and bingo hall, originally a multi-purpose kursaal. 1911, by Theophilus Arthur Allen for Carl Adolf Seebold, at a cost of ?4,000. Remodelled 1921 by R Kirksby Bowes at cost of ?8,000. Brick, stuccoed at front, otherwise pebble-dashed; dome supported by steel posts. Plain tile roof to front range; otherwise Welsh slate, rear ranges with crested ridge tiles (part removed). Two-storey, five-bay front range, the ground floor projecting and having shops flanking entrance arcade. Above and behind this is the original cinema of 1911, later a ballroom and restaurant and now (in 1996) a bingo hall; in dome over front is former billiard room. To rear is the thirteen-bay deep Coronation Hall, originally used principally as a roller skating rink, concert hall and ballroom; in continuous use as cinema since 1921. (Continues)

2.4 **Building of Local Interest** (Undesignated Heritage Asset)

5. Gospel Hall

A typical example of an early-to-mid C19th century gospel hall.



The development site showing proximity to listed buildings and local buildings of interest.

3 PROPOSALS

Please read in conjunction with the accompanying drawings pack from Platform 3 and Planning and Affordable Housing Statement from MME Planning Services.

- 3.1 The proposed scheme is for the demolition of the existing buildings on site and erection of a three-storey building containing 27 one bedroom flats, to mimic closely the design, scale and layout of the previous approval on site, under planning reference AWDM/1884/22, as well as some of the architectural features of surrounding buildings.
- 3.2 Similarly to the previous approval, there would be a break between the first and second floor levels with a parapet wall and roof terraces serving the second floor apartments.
- 3.3 The external finishes will be predominantly painted render with contrasting materials on the second floor.
- 3.4 The overall height of the building, as detailed within the accompanying plans, will be lower than that of the previously approved scheme.
- 3.5 The neighbouring amenity has been considered regarding overlooking, particularly of properties along Bedford Row. The proposals incorporate obscure glazing to the lower parts of the upper-floor windows.
- 3.6 The proposed occupies an altered footprint from that approved under planning reference AWDM/1884/22 in that the southern end of the building is now squared off where previously it was angled to afford a glimpse of the rear of the roof of The Dome Cinema.



CGI of proposed view south In Marine Place



Existing view south in Marine Place

HISTORIC CONTEXT

- 4.

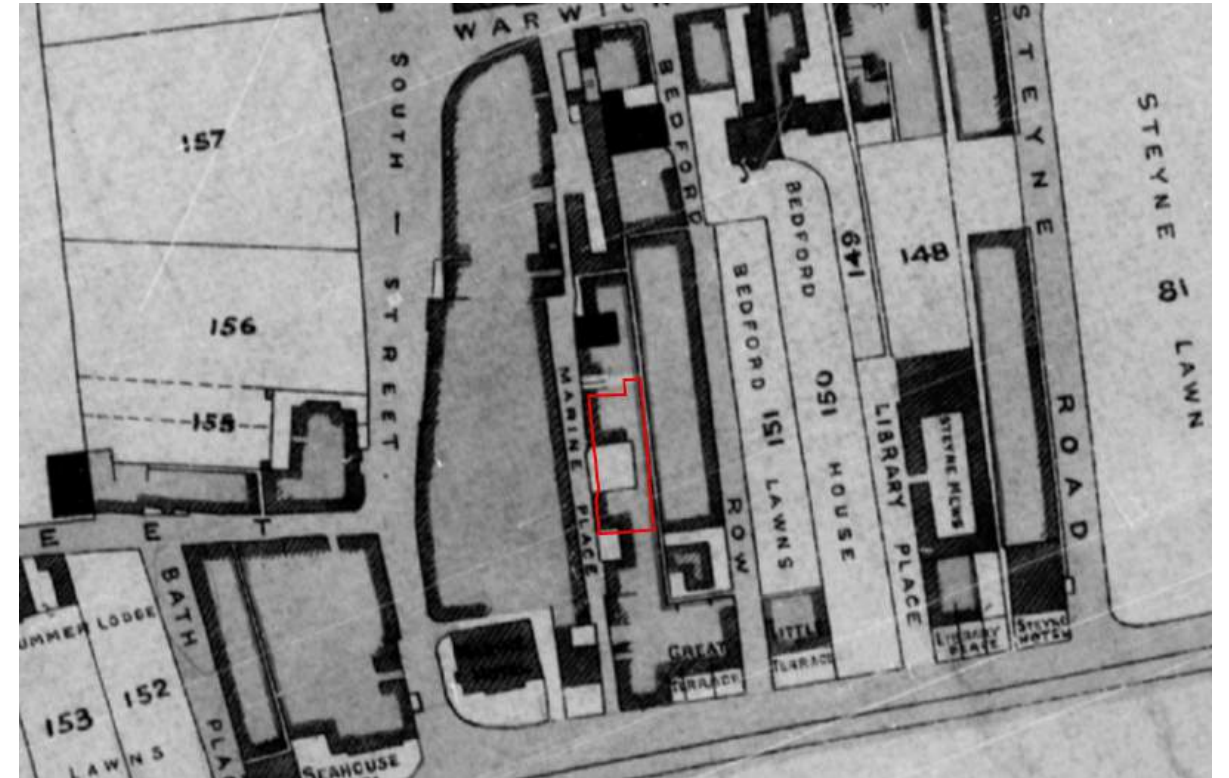


Figure 1 - Extract from c.1848 Tithe map of The Parish of Broadwater. (The Genealogist, 2026)



Figure 2 - Extract from Worthing - Sussex LXIV.15.16 Surveyed: 1875, Published: 1877. (National Library of Scotland, 2026)



Figure 3 - Extract from Ordnance Survey Sussex LXIV.15 Revised: 1909, Published: 1912. (National Library of Scotland, 2026)



Figure 5 - Extract from Ordnance Survey Sussex LXIV.15 Revised: 1943, Published: 1947. (National Library of Scotland, 2026)



Figure 4 - Extract from 1920 aerial photograph EPW000615. (Britain From Above, 2026)



Figure 6 - Extracts from Ordnance Survey TQ1402SE - C, Surveyed: 1952, Revised: 1973
Published: 1974 & TQ1502SW - B, Revised: 1966, Published: 1967 & TQ1402NE - B, Revised:
1969, Published: 1970 & TQ1502NW - B, Revised: 1966, Published: 1967. (National Library of
Scotland, 2026)

5 ASSESSMENT OF SIGNIFICANCE

- 5.1 The following section is a brief assessment of the significance of the South Street Conservation Area according to the current planning policy (NPPF 2024, paragraph 207), which requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal.
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex 2: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral (NPPF, Annex 2: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **Archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship, and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest.

ARCHAEOLOGICAL INTEREST

- 5.7 A heritage asset will hold archaeological interest if it contains, or has the potential to contain, evidence of past human activity worthy of expert investigation.
- 5.8 The site's archaeological interest lies mainly in what remains above ground and in this instance it overlaps closely with the paragraphs below.

ARCHITECTURAL INTEREST

- 5.9 Architectural interest arises from design, craftsmanship, materials, and construction, whether the result of conscious design or vernacular evolution.
- 5.10 The conservation area is characterised by numerous historical buildings from the late C18th to early C20th displaying both polite design and . Of particular note are the remaining, listed buildings referred to in section 2, which are in the immediate setting of the proposed development.

ARTISTIC INTEREST

- 5.11 Artistic interest concerns human creative skill and aesthetic quality, whether expressed through design, composition, or craftsmanship.
- 5.12 The aesthetic quality here lies in the classic design, geometry and proportionality of the original Georgian architecture, particularity of Bedford Row and Bedford Cottage and in the later Victorian and Edwardian developments. The varied styles contribute to the overall character and appearance of the area.

HISTORIC INTEREST

- 5.13 Historic interest relates to how a heritage asset illustrates or is associated with past lives, events, or developments in society, economy, or culture.
- 5.14 The conservation area contains many buildings that chart Worthing's Regency expansion, establishing and developing the beachfront resort through the C19th together with its later commercial development through the C20th.

CONTRIBUTION OF THE SITE TO THE SOUTH STREET CONSERVATION AREA

- 5.15 Annex 2 of the NPPF (2024) defines the setting of a heritage asset as "*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*"
- 5.16 Whilst Marine Places contains some remaining C19th buildings of interest remain, the Site does not provide any important or positive contribution to the character or appearance of the Conservation Area.
- 5.17 The under developed Site has always enabled views of the Listed Buildings and Building of Interest that would never had been intended.

This section appraises specifically the impact of the proposed development on the setting of the nearby heritage assets, focusing on the differences between this proposal and the previous approval, ref: AWD/1884/22 ;

6.1 The proposed development to provide new flats in the eastern part of the South Street Conservation Area has been carefully conceived to follow national policy and best practice guidance for the historic environment, as outlined in Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

6.2 This guidance recommends a proportionate, step-by-step approach to assessing how development might affect heritage assets and their settings, ensuring that any change is based on a clear understanding of significance and is managed in a way that avoids or minimises harm.

Step 1: Identify which heritage assets and their settings are affected.

6.3 The heritage assets potentially affected by the proposal are the Grade II Listed Buildings, 3-6 Bedford Row, 8-14 Bedford Row and Bedford Cottage and Building of Local Interest, Gospel Hall.

6.4 The heritage asset, Grade II* Listed Building The Dome Cinema is not considered affected by the proposal due to the distance and very limited inter-visibility between the site, the listed building and the setting.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

6.5 The Site's neglected appearance makes a negative contribution to the character and appearance of the Conservation Area and has a negative impact on the settings of the identified Listed Buildings and Building of Interest and the way in which they were intended to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

6.6 The proposed development will close the gap in Marine Place that to a large extent appears always to have existed and this will be beneficial to the significance of the Conservation Area and to the special interests of the Listed Buildings.

6.7 The rear views of Bedford Row will be restricted to the occupants of residential premises on Marine Place that back onto them, as would have been intended in the original street planning of the late C18th. In this sense the immediate setting of the Listed Buildings here will be enhanced as well as the outlook from the listed buildings also looking onto residencies, rather than large commercial buildings.

6.8 Similarly the views of and from Bedford Cottage, Gospel Hall and their settings will be beneficially restored, particularly in the case of Bedford Cottage where its former enclosure by later C19th terraces will be reinstated, after it was revealed by C20th demolition and neglect.

6.9 The street scene in Marine Place will be returned largely to a residential architectural form and appearance, appropriate to the scale in the immediate setting and therefore beneficial to the appreciation of the historical special interests of the Conservation Area and Listed Buildings.

6.10 The difference in the building form at the southern end will have a neutral effect on the significance of the heritage assets. The current view of the roof of The Dome Cinema from Marine Place has only been available since the demolition of nos. 12 & 14 after the mid 1970s and as such, maintaining it would be inauthentic.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

6.11 The break between the first and second floor levels with a parapet wall and roof terraces serving the second floor apartments reduces the overall scale of the proposed building and enhances the architecture by breaking up the elevations in the same way as has been done in the historic terraces.

6.12 Specification of external finishes and materials has been assembled to emulate those on the nearby historic terraces as well as the development opposite on Marine Place.

6.13 The proposal remains a highly positive response to one of the Enhancement Opportunities highlighted in the South Street Conservation Area Appraisal, 2001: - *'Marine Place: Design and implement a landscaping scheme for the car parking area at the rear of Debenhams to enhance the street scene and the setting of Bedford Cottage, or permit appropriate infill development which equally should enhance the street scene and the setting and situation of Bedford Cottage and the attached buildings'*.

Step 5: Make and document the decision and monitor outcomes.

6.13 The design process has been informed by thorough historical research and an understanding of the special interests of the Conservation Area and Listed Buildings.

6.14 The proposal ensures that the impact on the significance of the identified heritage assets is overall positive.

Conclusion

6.15 The impact of the proposed scheme has been assessed based on a thorough understanding of the significance of the Conservation Area and the Listed Buildings and their settings within it. It is considered overall to be of positive impact on the special interests and significance of the designated and undesignated heritage assets.

6.16 The proposals are, therefore, compliant with respect to the Planning (Listed Buildings and Conservation Areas) Act 1990 insofar as the special interests of the Conservation Area and Listed Buildings and their settings will be preserved and enhanced.

6.17 In summary, the proposed works are considered to be proportionate and in accordance with the requirement of the Act, the NPPF and the Worthing Borough Local Plan.

APPENDIX 1: LEGISLATION, POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”

In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within The Worthing Borough Council Local Plan 2020 - 2036.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Setting is defined in Annex 2 as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

Local Policy - Worthing Borough Council Local Plan 2020 - 2036 Adopted 28th March 2023

DM23 - STRATEGIC APPROACH TO THE HISTORIC ENVIRONMENT

- a) The Council will 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.
- b) The Council will seek to:
 - i) update Worthing’s Conservation and Heritage Guide
 - ii) review Worthing’s heritage assets including the lists of Local Interest Buildings;
 - iii) review Worthing’s Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;
 - iv) take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;
 - v) identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between ‘views’ and the ‘function’ such views serve;
 - vi) recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;
 - vii) use Article 4 directions where important heritage assets are under threat;
 - viii) work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England’s Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing’s character and sense of place; and
 - ix) have regard to Historic England’s range of published information, guidance and advice, and will work with others towards implementing best practice.

APPENDIX 1: LEGISLATION, POLICY CONTEXT

DM24 - THE HISTORIC ENVIRONMENT

- 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.
- b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

- c) Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.
- 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. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.
- 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.
- f) Planning permission to replace shopfronts of inappropriate design or materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.

Undesignated Heritage Assets

- g) The following locally listed heritage assets will be a material consideration when determining planning applications:
 - i) Buildings of Local Interest;
 - ii) Environmental Areas of Special Character;
 - iii) Parks and Gardens of Local Interest.

South Street Conservation Area Appraisal, 2001



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