

Application Number:	AWDM/0213/26
Location:	Flat 8 Field Row Worthing West Sussex
Proposal:	Application for Listed Building Consent for a gas meter box on the front elevation
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 application relates to the rear of 8 Liverpool Terrace which is set on a small lane called Field Row. Field Row is a narrow, characterful Victorian lane tucked right in the heart of Worthing town centre, just off the seafront. It's best known for its small 19th-century terraced cottages, many built around 1875, featuring red or yellow brick façades, sash windows, and flower-boxed frontages. The street is pedestrian-scaled, paved in brick, and lined with charming two-storey homes that give it a distinctly intimate, almost "secret street" feel. The application seeks listed building consent for the installation of a gas meter box approximately 400mm x 400mm in size. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. 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.
-------------------------------	---

	The proposed meter box will be set directly beside the front door and occupy an area of brickwork. The rear elevation is consistently brick with sash windows and makes a good quality contribution to the intimate sense of place along this narrow street.. The installation of a large somewhat garish white box will cause harm to the overall sense of place and aesthetic value of the listed building whereas the installation is harmful by way of eroding aesthetic values that harm is less than substantial and can be mitigated by way of clear and convincing justification or public benefit. It is fairly obvious that the need for heating fuel is convincing but lack a specific public benefit. However the provision of a gas supply into the property rather than a external meter box is equally possible and should be the preferred option to ensure field row is not populated with a large number of undesirable meter cupboards. It is considered that whilst there is a clear and convincing need there is no justification for the type of installation proposed. A meter can be fitted inside the building and meter readings can be taken using Smart Technology introduced over the last 10 years. As such the applicant should be invited to propose a new scheme or withdraw the application. .
--	--

Simon Richard

Conservation Consultant for and on behalf of Adur and Worthing District Council

Date of Comment