

From: Richard Small <richard.small@adur-worthing.gov.uk>
Sent: 02 September 2026 11:51:47 UTC+01:00
To: "Jo Morin" <jo.morin@adur-worthing.gov.uk>
Subject: Flint Cottage, Titnore Lane, Worthing AWDM/0850/26

Hi Jo,

I have now had the opportunity to look through this application. The concept for the approved scheme was a new rear extension to the listed building, designed to integrate with the form, style and materials of the original listed building, together with a lesser scale outbuilding, using a simple form, timber cladding, and plain glazing, resulting in something akin to a small barn conversion.

The current application proposes an additional mass to this outbuilding, positioned centrally along its eastern elevation. This addition would utilize the same palette of materials, although counter-intuitively, the new windows would be subdivided this time like those in the main house. This new addition would result in a T-shaped form, with a continuous ridge level which would detract from the simple form, originally approved, and as such is not supportable. The accompanying Heritage Statement doesn't offer any insight regarding any other options that may have been considered.

The harm that would be caused by this scheme would relate more closely to the outbuilding than the main listed building. Although it would make some difference to the setting of the LB. "Less than substantial harm" has been removed as a policy test in the 2026 NPPF. Policy HE5 extends the information requirements for applications affecting heritage assets to include an assessment of the significance of assets affected, including any contribution made by their setting, and the potential effect of the proposal on their significance. The policy also requires applicants to identify whether the proposal is likely to: (a) have a positive effect; (b) have no effect on the significance of the asset; (c) result in harm to the significance of the heritage asset and the degree of harm to be identified; or (d) cause total loss of significance.

Kind regards
Richard

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Richard Small

Design & Conservation Architect, Planning & Development
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk



