

Conservation Officer Comments
Amended Plans or Further Details

**Architectural & Historic
Buildings Consultants**

Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

Application Number:	AWDM/0651/26
Location:	41-43 South Street Worthing BN11 3AW
Proposal:	Replacement of three ATMs on the front elevation with new machines; and condenser units to rear roof
Case Officer:	Rebecca Smith

	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 building is situated on a prominent corner location between South Street and Liverpool Road within Worthing Town Centre and is currently a Lloyds Bank. The building has a confident presence within the street scape being set over 3 storeys under a pitched roof concealed by a parapet. The curved front elevation is of particular note with a fascia panel that sweeps around the elevation with pilasters and curved head windows. The pilasters are of marble columns with Corinthian order capitals set upon them. The corresponding arched windows occupy the space between the pilaster sets and are complimented with moulded keystones and architrave. Similar decoration incorporating dentil cornice, console brackets and moulded hoods can also be seen at upper levels. The branch also occupies a neighbouring building located on Liverpool Road that although amalgamated into the bank building, it possesses a distinctly different elevational appearance possessing a clear shopfront addition at ground floor level and elevations formed of sandstone with impressive windows formed with stone mullions and transoms. The building also possesses a number of flat roofed additions to the rear of the building. 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. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, to 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.”
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	Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.” 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 proposal relates to internal alterations associated with the continued use of the premises as a bank, together with works to the front elevation comprising the replacement of three existing ATM machines. The application also includes the installation of condenser units to the rear roof area.. 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
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	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. They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements. Where a development would result in harm to an undesignated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A HIA will be necessary to inform the decision. h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes, heritage assets of archaeological interest, an appropriate deskbased assessment will be required and a field evaluation where necessary.
Drawing Errors:	
Comments:	The application relates to internal refurbishment works, replacement of three existing ATM machines, and the installation/replacement of condenser units to the rear roof area. The building is a Grade II listed former/continuing bank premises occupying a prominent corner position within the South Street Conservation Area. Its significance is principally derived from its external architectural composition, including the curved corner elevation, polished granite Corinthian pilasters, arched ground floor openings, upper floor window detailing and its wider townscape presence. The submitted heritage statement identifies the external elevations, historic form and long-established commercial use as the principal

	contributors to significance, while noting that the affected areas largely comprise modern banking fit-out, later interventions and service installations. The Historic England list description also identifies the building's prominent position and richly detailed stuccoed elevations as key elements of interest. The internal works are concentrated at ground floor level and relate principally to the modern banking fit-out, customer areas, staff facilities, partitions, finishes and associated fittings. On the basis of the information submitted, little of the ground floor interior appears to retain features of special architectural or historic interest, and the works would not result in the loss of significant historic fabric or important internal plan-form. The proposed alterations are therefore considered to have a neutral impact on the significance of the listed building. The internal refurbishment includes new floor and wall finishes, replacement suspended ceiling areas, reconfigured staff and customer facilities, kitchen and WC fit-out, furniture, self-service equipment and associated service works. These elements appear to relate to modern banking occupation and later fit-out rather than to features of special architectural or historic interest. No works are shown to principal staircases, significant structural walls, historic joinery, decorative plasterwork, strongroom fabric or other identified features of special interest. On this basis, the internal works are acceptable, subject to any previously concealed historic fabric unexpectedly exposed during the works being retained in situ and reported to the Local Planning Authority before further works proceed in that area. The proposed condenser units are located on the rear flat-roofed single-storey element. This part of the building is of no identified historic or architectural interest and appears to represent a later functional addition. The roof plant would therefore affect an area of low or negligible significance and would not adversely affect the special interest of the principal listed building, its setting, or its contribution to the conservation area. The principal heritage consideration is the replacement of the ATMs on the main elevation. The shopfront/elevation is of high architectural interest, particularly because of the quality of the ground floor openings and their contribution to the overall composition of the building. However, the submitted ATM details show replacement multi-function devices installed within existing glazing/window apertures, with replacement glazing or infill panels to suit the new aperture requirements. On this basis, a condition will be applied prohibiting any alteration to the existing window apertures and requiring the new ATM units to be sited wholly within those existing apertures. Subject to that control, and provided the works do not require alteration to the surrounding historic shopfront framework, pilasters, masonry, architraves or other architectural detailing, the works would preserve the character and appearance of the principal elevation. The change would
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	be read as a replacement of modern banking equipment within an established location rather than as an alteration to significant historic fabric. Overall, the proposal is considered to preserve the special architectural and historic interest of the listed building and the character and appearance of the South Street Conservation Area. The works are limited in scope, principally affect modern or low-significance fabric, and support the continued active use of the building as a bank. No objection is therefore raised on heritage grounds. For the purposes of listed building consent, the proposal has been assessed having special regard to the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works would preserve the special architectural and historic interest of the listed building, as they are limited to modern or low-significance fabric, retain the principal architectural composition and are subject to conditions controlling the ATM apertures and any unexpectedly exposed historic fabric. The proposal is therefore considered to accord with Section 16 of the NPPF, which requires heritage assets to be conserved in a manner appropriate to their significance and great weight to be given to their conservation, and with Policy DM24 of the Worthing Local Plan, which requires listed building works to avoid adverse effects on appearance, significance or historic character. For the purposes of planning permission, the proposal has also been assessed having special regard to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, including the desirability of preserving the listed building, its setting, and the character or appearance of the South Street Conservation Area. The external works would be visually limited, would retain the ATMs within the established window apertures, and would place roof plant on a rear modern flat-roofed element of negligible significance. The proposal would therefore preserve the character and appearance of the conservation area and would not harm the setting or significance of the listed building. It is consequently considered to accord with the heritage objectives of the NPPF and Policy DM24 of the Worthing Local Plan.
Design Review:	
Amended Plans / Additional Information Required: <i>[List the amended</i>	1. 2. 3.

<i>plans/additional information you are requesting, if any]</i>	
Conditions Required: <i>[List the conditions you are requesting, if any]</i>	1. The replacement ATM units shall be installed wholly within the existing window/glazing apertures shown on the approved drawings. No alteration, enlargement, reduction or other modification shall be made to the existing window apertures, surrounding shopfront framework, pilasters, masonry, architraves or associated architectural detailing without the prior written approval of the Local Planning Authority. To ensure the architectural interest and aesthetic value of the listed building is preserved in accordance with policy DM24 of the Local Plan. 2. If any previously concealed historic fabric, decorative finish, joinery, structural feature or other feature of architectural or historic interest is exposed during the works, works in the affected area shall cease and the Local Planning Authority shall be notified in writing. No further works affecting that fabric shall take place until its significance has been assessed and details of any necessary mitigation have been submitted to and approved in writing by the Local Planning Authority. To ensure the architectural and historic interest and aesthetic value of the listed building is preserved in accordance with policy DM24 of the Local Plan.

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 17/7/26