

Development Management – Delegated Officer Report

Application Number: AWDM/1552/25

Recommendation: – GRANT CONSENT

Site: Rose Cottage 202 Salvington Road Worthing West Sussex

Proposal: Application for Listed Building Consent for removal of chimney and insertion of an access door to East elevation

Date of Site Visit: 22.01.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a modest 2-storey cottage comprising the northern part of a grade II Listed building sited on the north side of Salvington Road within the Durrington Conservation Area. The listed building (comprising Rose Cottage and The Old School House) is sited 'end-on' (at 90 degrees) to Salvington Road to the north of 'The Forge', No.200 (not listed). 'Wheelwright's Cottage', No.198 (also not listed), adjoins the site to the south and east.

A contemporary semi-detached pair of 2-storey flint and brick-dressed cottages fronting Durrington Hill (Nos. 2-4) adjoin the site to the west.

Access to Rose Cottage is from Salvington Road via a paved parking forecourt shared with The Old School House and No.200. A fenced garden extends forward (west) of the front of the cottage wrapping around to its north side. The garden is enclosed on the west side by a tall flint wall which is separately listed grade II and forms the rear boundary of Nos. 2-4 Durrington Hill. A small, walled yard adjoins the rear (east) elevation of Rose Cottage (north of No.198).

The cottage comprises a later addition (c.1808) to an original flint dwelling dating from 1723 (The Old School House). The cottage has dual ridged and pitched clay-tiled roofs with a central valley. The external walls are primarily rendered with flint to the north face of the eastern gable. There is a single-storey lean-to addition on the north elevation, and a modern conservatory attached to the east side of it.

The statutory list describes it as follows: -

SALVINGTON ROAD TQ 10 NW DURRINGTON 23/221 Rose Cottage GV II Cottage c1723, extended 1808 with C19 casements. Faced with knapped flint with red brick dressings. Tiled roof with 3 brick chimney-stacks, 2 storeys 3 windows to main part of cottage. C19 casements. End quoins, aprons under 1st floor windows and plinth. Later door to right hand side is original brick surround. Right hand side has addition of 1 bay in matching-materials dated 1808 with the initials O and T A. (O standing for Overington). Left side addition of 1 bay which is rendered. 2 gables to rear elevation. Interior has brick open fireplace with wooden bressumer with lamb's tongue stop and

spice cupboard. Large axial beam but some of the floor joists are rough poles. Listing NGR: TQ1192905248

Proposal

Listed building consent is sought to regularise the removal of a single chamber chimney stack on the east elevation of the cottage and to insert a new opening with a timber, single leaf 'stable' type door roughly in the same position, to provide access from the dwelling into the walled yard. The proposed works would involve the removal of an unauthorised cylindrical metal flue on the east elevation that was installed following the removal of the chimney.

The current application arises following an enforcement investigation under AWEN/0146/25.

Relevant Planning History:

AWDM/0713/14 - Demolition of existing conservatory and erection of attached 2-bedroom dwelling on north side and associated alterations to existing cottage

STATUS: Application Permitted 10th February 2015 – NOT IMPLEMENTED.

AWDM/0714/14 - Application for LB Consent for demolition of existing conservatory and erection of attached 2-bedroom dwelling on north side and associated alterations to existing cottage

STATUS: Application Permitted 10th February 2015 – NOT IMPLEMENTED.

AWDM/1906/17 - Demolition of existing conservatory and erection of attached 2-bedroom dwelling on north side and associated alterations to existing cottage (re-submission of AWDM/0713/14).

STATUS: Application Permitted 21st February 2018 – NOT IMPLEMENTED.

AWDM/1907/17 - Listed Building Consent for demolition of existing conservatory and erection of attached 2-bedroom dwelling on north side and associated alterations to existing cottage (re-submission of AWDM/0714/14).

STATUS: Application Permitted 21st February 2018 – NOT IMPLEMENTED.

AWDM/2178/21 - Proposed demolition of existing conservatory and lean-to extension, construction of a two storey extension and minor internal alterations to form an enlarged family home.

STATUS: Application Permitted 16th June 2022 – NOT IMPLEMENTED.

AWDM/2179/21 - Listed Building Consent for proposed demolition of existing conservatory and lean-to extension, proposed two storey extension and minor internal alterations to form an enlarged family home.

STATUS: Application Permitted 16th June 2022 – NOT IMPLEMENTED.

AWDM/0285/25 - Application for Listed Building Consent to replace current gas boiler with re-positioned combi boiler. Requires new flue on external rear (East) wall.

STATUS: Application Permitted 7th July 2025 - IMPLEMENTED.

Wheelwright's Cottage, No.198 Salvington Road

96/0829: Conversion of existing store into a one bedroom residential unit together with alterations and extensions to implement the use.

STATUS: Conditional Permission 14.01.1997

96/0904/LBC: Application for Listed Building Consent for conversion of store into a one-bedroomed residential unit (adjacent to Rose Cottage – a Grade II Listed Building).

STATUS: Consent Granted 20.01.1997.

Consultations

National Amenity Societies: No comment received.

Simon Richard - Heritage Consultant

Initial Comments

The proposal follows a recent enforcement investigation regarding the demolition of a chimney. However, the heritage statement provides no detail as to the function of the chimney and indeed what it served. It is noted that the open side of the chamber faces away from the existing building and the rear elevation of the cottage has considerable scarring, indicating a structure of some type was once present. Indeed, records as late as the 1973 O/S map going back to at least 1934 record a building in what is now the courtyard. The building is no longer there, and the last remaining part of it, the chimney has been removed. Where has it gone or when did it go being perhaps more relevant.

In order for the Council to make a reasoned and balanced decision the applicant in accordance with paragraph 207 of the NPPF should describe the significance of the building in a proportionate manner, this allows not only the Applicant but also the Authority to gain a full understanding of the circumstances prior to and currently. Did the chimney serve a significant part of the building or was it an improvised addition? Is the chimney contemporary to the entire site or part of a piecemeal addition? These questions and similar through relevant historic research need to be addressed in order to understand the significance of what has been lost.

It is also noted a flue is present in some photographs, is this still in place? Does this need consent. At this stage a site visit has not been conducted on the basis that the Applicant must demonstrate significance and justify demolition convincingly on both counts the application is distinctly lacking and fails to satisfy paragraph 207, 213 and 215 of the NPPF.

The Applicant should be advised to seek professional assistance to compose a heritage statement of a sufficient standard.

Final Comments

A revised heritage statement has been supplied that discusses the chronological development of Rose Cottage and the School House neighbouring it.

Further research has been conducted, that is considered to conclude that the chimney was a later addition of little significance that most probably served an improvised outbuilding arrangement.

On examining the photographic evidence further, the brick size and colour vary when compared to the host building alluding to a later development. The bricks indicate an origin of the 19th century at the earliest when industrial processes were capable of firing larger bricks, equally it would also be reasonable (based upon the evidence available on the 1951/1975 o/s maps) that the addition was 20th century in origin.

Although evidence is limited it is reasonable to conclude that the greatest degree of historic and architectural interest is derived from the earlier 18th century range, its use of vernacular materiality, and its light industrial history. All of these aspects are held within the original range and informs the aesthetic, historic, and communal values of the heritage asset, these are not present within the later piecemeal chimney addition.

In terms of setting the chimney possessed no active contribution to the buildings appearance when viewed from public areas such as the main road and roundabout nearby due to being lower than the ridge line. The later 20th century development around the site also has diminished the character of the wider setting of the listed building and as such an overarching historic sense of place is not apparent in the wider context.

As such, on balance, it is considered that the removal of this later addition brings about negligible harm to the architectural and historic interest of Rose Cottage as a designated heritage asset, including its contribution to the wider group and wider setting.

Further to this the insertion of a door in the rear would be in the vicinity of the former chimney site and an area of considerable alteration, therefore the harm to heritage values in respect of insertion of a door would also be negligible.

Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the proposed by virtue of location, design and appearance would not cause harm to the architectural and historic interest of the listed building and is considered to comply with policy DM24 of the Local Plan, and paragraph 135 of the NPPF.

Suggested Conditions:

- i) Prior to manufacture and installation fully joinery details of the proposed door in 1:10 elevations and 1:2 sections showing the relationship to the surrounding structures including apertures shall be submitted to the local planning authority for approval in writing. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter.
Reason: To ensure the character and appearance of the building is preserved and enhanced and complies with policy DM24 of the Worthing LP.
- ii) Prior to commencement of works a schedule of works including methodology shall be submitted to the local planning authority for approval in writing. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure the character and appearance of the building is preserved and enhanced and complies with policy DM24 of the Worthing LP

The Worthing Society: *“I have fully discussed the application with our Heritage Team and overall, we have no objection, in principle, to the new door. However, we consider it will be difficult for the Society to comment further as there is a current Planning Enforcement Case in respect of the unauthorised removal of the chimney. In addition, we have no visual image of the original chimney and its relevance to the character and ‘setting’ of the building.”*

Neighbour Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment:

The key consideration is the impact of the proposals on the historic character and appearance of the listed cottage and its important features of historic and architectural significance.

The removal of the former chimney and its replacement with a cylindrical flue was noted by officers when attending the site in connection with AWDM/0285/25. The unauthorised work took place sometime between 2014 and 2022 (prior to purchase of the cottage by the current owner).

S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty on the LPA 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 it possesses.

Paragraph 212 of the NPPF states that 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.

LP Policy DM24 states that listed building consent will only be granted provided that the appearance, significance or historic character of the listed building will not be adversely affected.

The revised heritage statement provides a chronological history of the building based on historic OS maps and its association with the neighbouring former [blacksmith] forge buildings (from 1768) and the ‘Overington’ family.

The architectural significance of Rose Cottage stems from its origins (together with the Old School House) as a humble residential dwelling carried out in a vernacular style using local materials. Its historic significance lies in its association with the former forge, an example of early industrial/economic activity in the area.

The removed single chamber chimney stack was located towards the north on the east elevation of the building within what is now a small walled yard within the curtilage of Rose Cottage although there is no access to the yard from the dwelling or from outside the site.

The small yard adjoins an enclosed rear garden to the north of Wheelwright's Cottage (No.198). The latter was converted into a residential dwelling from garage/workshop buildings forming part of Overington's business premises c.1997. The planning records for the conversion works are scant and drawings of pre-existing buildings on the site are incomplete. However, a condition of the planning permission 96/0829 stipulates that the proposed dwelling may not be occupied until "the entire demolition of the rear part of the store" has taken place to facilitate provision of the rear garden. This indicates that the approved proposals to convert the former garage/stores into a dwelling required the removal of pre-existing structure(s) north of the newly created dwelling adjoining Rose Cottage.

[At around the same time the former forge building fronting Salvington Road was also converted into a residential dwelling, No.200. A further workshop building associated with Overington's located to the west of Rose Cottage was demolished in the later 1990's, and the above-mentioned pair of flint dwellings 2-4 Durrington Hill constructed c.2011.]

Photographic evidence of the chimney stack (dating from 2014) shows the open side of the chamber facing away from Rose Cottage. It also shows the rear elevation of the cottage with considerable scarring, indicating the existence of a former structure attached to the east side and since removed.

According to the submitted statement, historic OS maps show no evidence of buildings or structures within the area of the small yard to the west of Rose Cottage until the OS Map extract dated 1951-1975, suggesting the above-mentioned previous structure(s) and chimney were later C20 additions. This conclusion is not disputed by the Council's Heritage Advisor who notes (from the photograph) that the brick size and colour of the chimney vary when compared to the host building indicating the chimney was (at the earliest) a 19th century or possibly 20th Century addition.

Although evidence is limited the Heritage Advisor concludes that the greatest degree of historic and architectural interest is derived from the main 18th century range, its use of vernacular materiality and association with early light industrial activity in this part of Durrington by the Overington family. These aspects which inform the aesthetic, historic, and communal values of the heritage asset are held within the original range, and not the later piecemeal chimney addition.

Furthermore, in terms of setting, the Heritage Adviser considers the chimney would have made no active contribution to the buildings appearance when viewed from

public areas such as the main road and roundabout nearby due to being lower than the ridge line of Rose Cottage and The Old School House. The later 20th century development to the north and east has diminished the character of the wider setting of the listed building and as such an overarching historic sense of place is not apparent in the wider context.

As such, on balance, it is considered that the removal of this the chimney has resulted in negligible harm to the architectural and historic interest of Rose Cottage as a designated heritage asset, including its contribution to the wider group and wider setting.

Subject to the recommended conditions, the Heritage Advisor has raised no heritage objection to the insertion of a new single-leaf door opening in the rear (east) elevation of Rose Cottage. The latter would have the benefit of facilitating direct access to the small rear yard from the dwelling, providing improved opportunity for its upkeep.

Recommendation:

GRANT LISTED BUILDING CONSENT subject to conditions: -

1. Drawing Numbers
2. Standard LB time limit
3. The cylindrical metal duct currently in situ shall be removed within 6 months of the date of this consent and the external wall made good to match the existing external wall finishes (except where in connection with the implementation of proposed new door).
4. Agree joinery details of door
5. Agree schedule of works and methodology
6. Make good any damage

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin

Date: 24.03.2026

Authorised by: Louise Prew

Date: 24/03/2026