

HERITAGE STATEMENT

Tuesday, 4th December 2025

Project Proposal:	Application to seek listed building consent to remove historic chimney & install rear door to provide access to rear courtyard
Revision:	/
Project Reference:	037
Site Address:	Rose Cottage, 202 Salvington Road, Worthing, BN13 2JS
Applicant:	Mrs Elshof

1.0 – INTRODUCTION

1.1 – Pre-face

This statement supports the application to install a boiler flue at Rose Cottage, 202 Salvington Road, a Grade II listed property. The proposal aims to gain listed building consent to realign documentation to reflect the historic chimney removed & to seek the approval to install a rear door to gain access to the rear section of garden to the East of Rose Cottage.

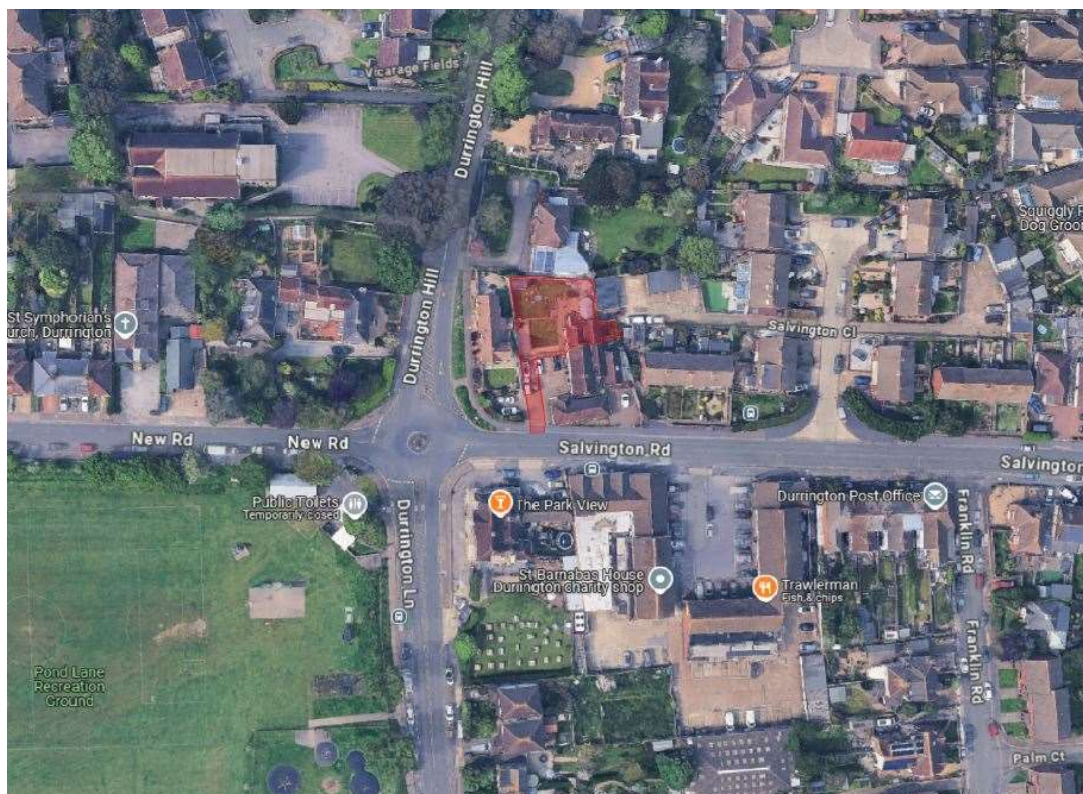
It is acknowledged that an enforcement notice has been given to the property owner due to the loss of this chimney which has not been given consent.

Adur & Worthing Council state that *“The listing covers the whole building and listed building consent is required from the councils to demolish, extend or alter the building (either interior or exterior) where the proposed works would affect the character of the listed building.”* And that *“Listed buildings form a very important part of our national heritage and owners of such buildings should see themselves as caretakers of that heritage.”*

This application intends to adhere to these points.

1.2 – Location

Rose Cottage is located on Salvington Road in the Durrington area of Worthing. The site is roughly 0.0472 Hectares and is accessed via Salvington Road. The property is a residential property and is privately owned.



1.3 - The Applicant

The applications are Mr & Mrs Elshof who are the freehold owners of the application site.

1.4 - Description of Existing Property and Historical Background

Rose Cottage is an attractive 2 storey, end of terrace property forming part of the original cottage. Constructed circa 1723, and extended in 1808, the modest property is formed of knapped flint with red brick dressings. It boasts, 4 brick chimney stacks and a tiled roof. The 1808 wing is inscribed with the initials "O.T.A" (the "O" standing for Overington).

The left side addition of 1 bay which is rendered with 2 gables to the rear elevations. Red brick quoins mark each corner of the property, and each first-floor window has decorative brick aprons. The 19th century casement windows are timber construction and white painted.

Internally, surviving historic features include a large central timber beam and original fireplace. Notably, one room contains a traditional brick hearth with carved wooden lintel (bressummer) sporting a lamb's-tongue stop and built in spice cupboard contributing to the cottage's authentic period character. ([r. Historic England](#))

1.5 - Planning History

Previously the property has had applications to extend and alter the existing footprint and façade. Application AWDM/0285/25 (approved) the most recent application which sought after permission to install a new combination boiler & flue. AWDM/2178/21 is a previous application which proposed to demolish the existing conservatory and lean-to extension and construct a two-storey extension, including minor internal alterations to enlarge the family home. This application was approved in Jun 2022.

Other notable applications include AWDM/0714/14 a listed building consent to erect and attached 2-bedroom dwelling to the north side of the property including associated alterations to the existing cottage. This application was approved in 2015.

Neither of these applications have been carried out.

Following the recent application to install a boiler flue to the East elevation, Adur & Worthing County Council issued an enforcement notice in relation to the removal of the chimney.

2.0 – Proposed Works

2.1 - Proposal Description

This application seeks approval for the retrospective listed building consent to remove the chimney to the East side of the property. It is believed that this chimney was removed without consent following unsafe structural damage following a storm. It is unclear exactly when this took place.

Further to this, there is an inaccessible parcel of land to the east of the property which is owned by the applicant. It is proposed that a new set of patio doors are to be installed on the east elevation to enable access to this parcel of land & allow the applicant to use and maintain it.

2.2 - Use of Proposed Accommodation

The proposal does not change the current use of the property.

2.3 – Access Considerations

The proposed works do not alter the existing access arrangements to the property and do not impact on public access or rights of way.

2.4 – Existing Layout

The existing layout of the property is to remain the same.

2.5 – Proposed Layout

The proposed drawings show the property without the chimney to reflect the onsite condition and the doors installed within the east flank wall as shown on drawings 037.020 & 037.021.

3.0 – Design Justification

1.1 - Necessity

The property was purchased by the applicant without knowledge of the chimney's removal & therefore the obligation to reinstate this at no fault of their own should be considered. The cost implications of this would be considerable.

The loss of the chimney does not seemingly impact the nature of the listed property and is not considered original to the listed property as it formed part of the extension constructed in 1808 as described above. The Chimney cannot or could not be viewed from the front elevation nor the principal elevation on the roadside, facing Salvington Road, as shown in drawing "037.004 – Historic Elevations".

The proposal to introduce patio doors to this area of the property would enable the client to utilise the land to the east giving access for use and maintenance to this otherwise unutilised & uncared for space.

1.2 - Location

The doors will be installed into the east side of the property.

1.3 - Alterations

As previously described, the proposal is to seek listed building consent to acknowledge the removal of the chimney as shown in drawing "037.004 – Historic Elevations" and install a modest glazed patio door to open the kitchen into the existing courtyard area to the rear of the property. This opening is designed to match the existing character of the property by employing a white painted timber door with matching glazing bars, in keeping with the character of the property.

It is considered that the final details of this door are to be provided and that a planning condition may be required to ensure the detailing of the proposed door is to match the existing property elsewhere. The

door's location is not on a principal elevation and therefore should not significantly impact the existing appearance or historic character.

1.4 – Policy

When considering the Worthing Local Plan (2023), policies DM23 & DM24 contain policy relevant to the proposed application. DM24 (d) notes *“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.”*

It is considered that this proposal does not adversely affect the buildings appearance, significance or historic character.

4.0- Heritage Impact Assessment

4.1 - Significance

Rose Cottage holds historical significance as a representation of local architectural styles and residential development in Worthing, confirmed by its Grade II listing.

4.2 - Impact of Proposed Works

The installation of the proposed door is carefully considered to minimise the impact on the buildings character.

The pre-existing chimney was not visible from the principle elevation or roadside. Other more prominent chimneys remain in place and are considered to provide significance to the appearance and historic character.

– Mitigation Measures

- Use of simple materials and finishes
- Positioning of door relative to the principal elevations of the property
- Ensuring the material, style and construction techniques are in keeping to the period of the property by utilising the same materials & detail as the rest of the property.

5.0– Conclusion

The proposed installation of the rear patio door at Rose Cottage is an appropriate alteration to the property whilst serving the function of providing access to the rear courtyard. The design has been considered carefully to respect the properties historical significance and ensures minimal visual impact.

The consent to include the removal of the historic chimney is considered acceptable due to the nature of the removal & it not significantly affecting the appearance of the property whilst the more prominent features of the property remain in place.