



Paul Howard

17 HEENE TERRACE, WORTHING BN11 3NR

Heritage Statement

Local Planning Authority: Adur and Worthing Councils

Internal Project Reference: 02864

Version 1: Final Version

Principal Author: Lewis Blackledge

Date: 28/05/2026

hello@hea-llp.com

0808 164 1288

hea-llp.com

© 2026 FullerLong Limited



Project Details

Project Name	17 Heene Terrace, Worthing
Scope of Report	Heritage Statement
Client	Paul Howard
Local Planning Authority	Adur and Worthing Councils
Internal Project Reference	02864
Project Contact	Jo Upton-Merone
Contact Details	j.uptonmerone@hea-llp.com
Researched By	Lewis Blackledge
Written By	Lewis Blackledge
Illustrations Produced By	Lewis Blackledge
Approved By	Jo Upton-Merone (BA MTP IHBC)
Issue Date	May 2026
Version Number & Status	#1 Final Version

EXECUTIVE SUMMARY

Introduction

This Heritage Statement has been prepared by HEA on behalf of Paul Howard. Planning permission and listed building consent is being sought for remedial work to the first floor balcony and canopy of 17 Heene Terrace (the subject property).

Heritage Assets

Following a thorough review of relevant considerations, it is our view that the following heritage assets have the potential to be affected by the proposals:

Conservation Areas	
Marine Parade and Hinterland Conservation Area	
Ivy Place Conservation Area	
Listed Buildings	
Name	Grade
East Mansions Heene Court Mansions Mayfair Hotel West Mansions	II

Heritage assets that have been scoped out of this Heritage Statement are identified within the main text below.

Summary of Proposals

The application scheme comprises: Remedial work to the first floor balcony and canopy of 17 Heene Terrace (the subject property)

Heritage Impact Assessment

In our view, the heritage impacts of the proposals would be:

Conservation Areas			
Name		Nature of Impact	Magnitude
Marine Parade and Hinterland		No Harm	N/A
Ivy Court		No Harm	N/A
Listed Buildings			
Name	Grade	Nature of Impact	Magnitude
East Mansions Heene Court Hotel West Mansions	II	Neutral	N/A

Conclusion

Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This HS has identified the heritage assets with a potential to be sensitive to the proposed works, it has considered their significance and assessed the impacts of the proposed works on their significance.

Following this process, and as set out in more detail in the main body of this report above, it is our view that the proposals would not result in harm to designated or non-designated heritage assets and are therefore compliant with both local and national policy and guidance on the conservation and enhancement of the historic built environment, including the NPPF and PPG. Most importantly of all, the proposals are compliant with the statutory tests at Sections 16 and 72

1	INTRODUCTION	7
1.1	PROJECT BACKGROUND	7
1.2	AIMS AND OBJECTIVES	7
1.3	METHODOLOGY OVERVIEW	8
2	THE SUBJECT PROPERTY AND SITE	10
2.1	SITE LOCATION AND CONTEXT	10
2.2	PLANNING HISTORY	11
2.3	HISTORICAL BACKGROUND	11
2.4	MAP PROGRESSION	15
2.5	SITE DESCRIPTION	17
3	STATEMENT OF SIGNIFICANCE	21
3.1	ASSESSING HERITAGE SIGNIFICANCE	21
3.2	SUMMARY OF HERITAGE ASSETS	22
3.3	HERITAGE ASSETS:	24
4	IMPACT ASSESSMENT	30
4.1	INTRODUCTION	30
4.2	PROPOSALS	31
4.3	IMPLICATIONS	32
4.4	IMPACT OF THE PROPOSALS ON EAST MANSIONS HEENE COURT HOTEL WEST MANSIONS (THE SUBJECT PROPERTY)	32
4.5	IMPACT OF THE PROPOSALS ON MARINE PARADE AND HINTERLAND CONSERVATION AREA AND IVY COURT CONSERVATION AREA	34
5	CONCLUSIONS	36
6	APPENDIX 1: METHODOLOGY	37

6.1 SOURCES	37
6.2 DEFINITION OF HARM	38
7 APPENDIX 2: RELEVANT LEGISLATIVE & POLICY CONTEXT	40
7.1 INTRODUCTION	40
7.2 THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990	40
7.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)	41
7.4 LOCAL DEVELOPMENT STRATEGY FOR ADUR AND WORTHING	43

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. HEA has been commissioned by Paul Howard to produce a Heritage Statement (HS) to accompany a planning and listed building consent at 17 Heene Terrace, Worthing (hereafter referred to as the subject property). The subject property is located within the administrative boundary of Adur and Worthing Councils.
- 1.1.2. The scheme is for retrospective consent for works undertaken to balcony roof canopy.
- 1.1.3. The subject property is a statutorily grade II listed building situated in the Marine Parade and Hinterland Conservation Area. As such, this report has been produced to provide a significance assessment of the heritage assets that may be impacted by the development proposal. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest as set out in the NPPF and expanded upon in the PPG. The report provides a heritage impact assessment of the contribution of setting to the significance of designated assets within the study area in line with The Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework (2024) (NPPF) and Local Plan policies. This HS does not address buried heritage assets (archaeological remains).
- 1.1.4. For full details of the subject property and the proposed scheme, reference should be made to the plans and documents produced by Phillip Goacher Associates.

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Statement is to assess the impact of the scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:
 - identify the presence of any known or potential heritage asset that may be affected by the scheme;
 - describe the significance of such assets in a proportionate manner, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
 - where relevant, determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;

- assess the impacts upon the significance of the asset(s) arising from the scheme;
- assess the impact of the proposed scheme on how designated heritage assets are understood and experienced, including through changes to their setting; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

1.3 METHODOLOGY OVERVIEW

- 1.3.1. This HS has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2024) and to standards and guidance produced by Historic England (HE), the Institute of Historic Buildings Conservation (IHBC), and the Chartered Institute for Archaeologists (CIfA). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HS.
- 1.3.2. A site visit was conducted on 17th April 2026 to analyse the site and to ascertain whether the proposed works will affect the significance of the listed building or the character and appearance of the conservation area. Consideration has been given to the features which contribute to the special interest of these designated and non-designated assets, including the contribution made by their settings.
- 1.3.3. In addition to the above, the scheme will be assessed in relation to its compliance with the following principal sources:
- The Planning (Listed Building and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF), 2024
 - Planning Practice Guidance (PPG)
 - Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
 - Understanding Place – Historic Area Assessments guidance, Historic England, April 2017
 - Historic Environment Good Practice Advice in Planning, Historic England:
 - Planning Note 1: The Historic Environment in Local Plans (July 2015)
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
 - Planning Note 3: The Setting of Heritage Assets (December 2017)

- Advice Note 10: Listed Buildings and Curtilage (February 2018)
- Advice Note 12: Statement of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)
- Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency (July 2024)
- Local Planning Policy and Guidance

1.3.4. A summary of key data sources can be found in Appendix 1.

2 THE SUBJECT PROPERTY AND SITE

2.1 SITE LOCATION AND CONTEXT

- 2.1.1. The subject property (no. 17) forms part of a Grade II listed terrace building, situated between no.20 (to the west) and no.15 (to the east) located within Worthing, a coastal town, situated to the south English coast. The property front faces Heene Terrace road. It is set slightly back from the town's central promenade and coastline, separated by Heene Terrace Gardens.



Figure 1: Site Location and Context

- 2.1.2. The subject property forms part of a stretch of residential houses which extend the length of the promenade, forming groups of 19th and 20th century development. The residential character of the area extends north of the property towards the towns commercial centre. The property marks the western boundary of the Marine Parade and Hinterland Conservation Area (CA), which covers one of several historic housing developments in Worthing.

- 2.1.3. The wider area reflects the immediate character, primarily consisting of residential and commercial infill, set to a loose grid structure. The area is the product of several piecemeal developments owing to a typical development of a seaside town. The area is otherwise primarily characterised by its association with the natural topography of the coastline, and promenade which defines the extent of the historic settlement.

2.2 PLANNING HISTORY

Reference	Address	Proposal	Decision	Date
AWDM/0267/26	Flat 1, 17 Heene Terrace	Internal alterations to include removal of modern partitions and installation of new partitions; replacement of existing non-original windows with timber-framed slimline double-glazed sash windows.	Registered	Not Available
AWDM/0266/26	Flat 1, 17 Heene Terrace	Internal alterations and replacement of non-original windows with timber-framed slimline double-glazed sash windows.	Registered	Not Available
AWDM/0904/24	Flat 3, 17 Heene Terrace	Listed Building Consent for internal alterations including the removal of a non-load-bearing partition and the installation of a new ensuite bathroom.	Approved	04/09/2024
AWDM/1631/22	Flat 3, 17 Heene Terrace	Internal alterations to include the installation of slimline secondary glazing to existing timber sash windows and thermal wall-lining to internal faces of external walls.	Approved	24/01/2023
AWDM/1502/19	Flat 1, 17 Heene Terrace	Listed Building Consent for the replacement of 4no. existing non-original timber windows with new timber-framed, double-glazed sliding sash windows.	Approved	15/05/2020
03/01383/LBC	17A Heene Terrace	Listed Building Consent for the installation of a replacement gas-fired boiler with a balanced flue outlet through the rear external wall.	Approved	14/01/2004

2.3 HISTORICAL BACKGROUND

- 2.3.1. This section provides an overview of the subject property and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed

historical narrative of the area, but to provide a proportionate assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPE.

BRIEF OVERVIEW

- 2.3.2. Worthing largely grew out of development in the 19th century influenced by its status as a popular seaside resort. As the centre of the historic town became further modernised and dense in nature, development moved westward towards the coast line associated with the site of ancient Heene. Towards the turn of the 20th century what was originally a distinctive residential neighbourhood of Worthing was consumed by the on-going expansion of the town itself, resulting in the extant town of Worthing today which has been continually expanded upon since.
- 2.3.3. The subject property forms part of the early westward expansion of Worthing, established through the 'proto-resort' of Little Heene in 1839, which was centred on Brunswick Road and the King & Queen Inn. Building extended to Heene Lane (now Heene Road) by 1850. Deliberate effort centred on the creation of a built seafront for the new. West Worthing saw the erection of major structures in 1865, and the promotion of the area continued with the setting out of Grand Avenue. The architectural evolution of the seafront progressed from early 19th-century Regency styles through grand Victorian designs to the 1930s.
- 2.3.4. The subject property, Heene Terrace, was erected in 1865 at the western end of seafront section as part of this western extension. Designed by architect G.A Dean the terrace is a grand Victorian interpretation of the dominant Regency architecture, making use of classical decorative features to appeal to high class residents. The terrace is uniquely set back from the Marine Parade by a carpet garden. Historically the terrace was built in conjunction with Heene Place to its rear, which would have served as mews to the building. The terrace was built alongside Heene Hotel (now the Burlington Hotel), which mirrors its architectural style and marine position.
- 2.3.5. The terrace block underwent a significant transition between the 1950s and 1970s when it was subdivided into multiple flats to meet changing post-war housing demands, which saw the decline of classic town houses. The subject property's planning history reflects a modern era of restorative conservation, indicating a period of unauthorised changes prior to the buildings listing in 1975.



Figure 2: Heene Terrace engraving. Date Unknown.



Figure 3: This engraving of Heene Terrace is dated January 1, 1870



Figure 4: Worthing Promenade and Heene Terrace, Colourised, c. 1905

2.4 MAP PROGRESSION

2.4.1. The following section will review the subject property and its evolution over time based on available map-based evidence. The approximate position of the subject property is outlined in red on the following maps.

2.4.2. The following maps have been used in this assessment:

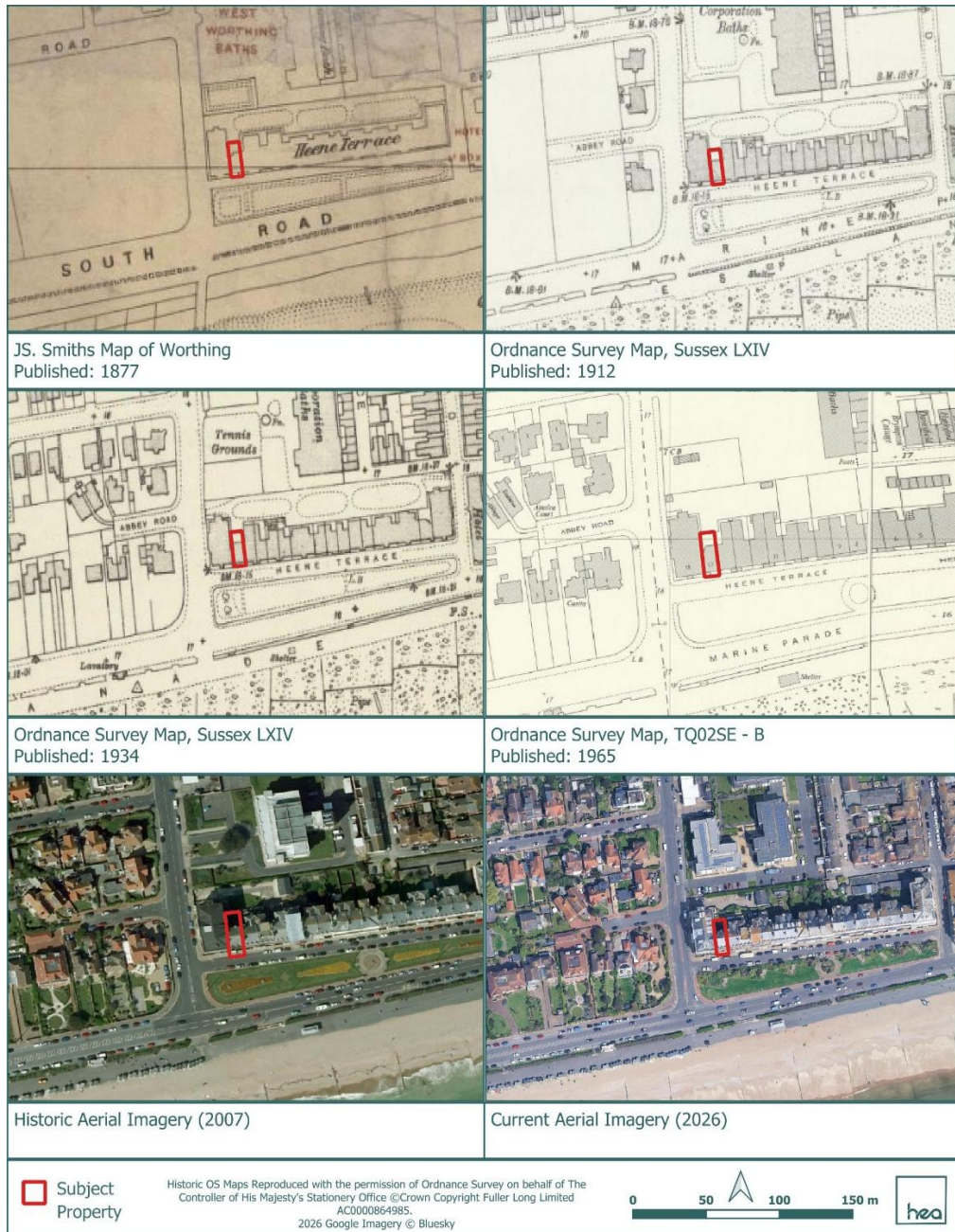


Figure 5: Historic Map Progression

- 2.4.3. The subject property is first depicted in the 1877 JS Smiths Map of Worthing which shows the completion of the terrace block, with associated carpet garden to the front and shared rear garden space to the rear. In tandem with the nearby hotel the map captures the property as one of the first major developments in the area following the westward expansion of Worthing. Further shown on the map is the formation of the major roads, and key promenade, indicating the preparation for planned urban development.
- 2.4.4. The terrace group is shown in the 1912 OS map as remaining largely unchanged. The map provides further detail indicating the division of the properties, and varied individual footprints. The surrounding environment is subject to some change, notably the creation of Abbey Road and associated detached buildings to the plot of land to the west.
- 2.4.5. The 1934 OS map shows the relative retention of the subject property, and terrace. The area to the east, formed through the creation of Abbey Road is subject to residential development.
- 2.4.6. The subject property and wider terrace assume numbers in the 1965 OS map which likely indicates that at this time they were not yet split up individually into separate flats.
- 2.4.7. The 2007 aerial imagery shows the subject property in a greater level of detail, including its sitting and curtilage. The property's roof form can clearly be made up, which differs from its neighbours by virtue of its shorter rear extension.
- 2.4.8. 2026 aerial imagery shows in a greater detail the extant subject building and wider terrace group. To the wider area the ex-bathing house is replaced by two new modern buildings.

2.5 SITE DESCRIPTION

- 2.5.1. For Historic England's description of the site refer to page 24.
- 2.5.2. The terrace was designed with a symmetrical, uniform composition, reflecting a grand Victorian interpretation of the dominant Regency style. It utilises classical decorative motifs intended to appeal to high-status residents. The group is structured around two five-bay, four-storey townhouses situated on corner plot. A central section that deviates from the established rhythm with French dormer windows. The primary infill consists of standard three-bay, four-story townhouses. The subject property is one such typical townhouse, situated immediately adjacent to the larger western corner building.



Figure 6: Complete view of Heene Terrace

- 2.5.3. The ground floor is defined by a stucco render, which is characteristically set back from the pavement with a central grand entrance porticos flanked by classical columns with ornate capitals. These porticos serve as the foundation for a first-floor balcony level, which is supported by heavy decorative corbels and enclosed by intricate, white-painted cast-iron balustrades featuring a geometric motif. Part of the balustrade is open-air, whilst the central part features a timber-framed glazed enclosure.



Figure 7: Close up view of Heene Terrace and Subject property (to the left) currently obscured by scaffolding

- 2.5.4. The balcony and sunroom to the subject property are badly damaged, which includes cracked Portland stone balcony slab and rotten timber roof joists. This degradation has led to the essential erection of scaffolding to secure the property and balcony from further deterioration.
- 2.5.5. The sunroom ceiling consist of plasterboard, a latter non-historic intervention, likely replacing a previous extant lime based finish.



Figure 8: View of the balcony from the interior, showing damage to the tiles



Figure 9: View of the subject property prior to scaffolding works

3 STATEMENT OF SIGNIFICANCE

3.1 ASSESSING HERITAGE SIGNIFICANCE

- 3.1.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage *'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.'*
- 3.1.2. A heritage asset is defined in the NPPF (Annex 2) as *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including through local listing).'*
- 3.1.3. The Framework (NPPF Annex 2) goes onto define significance as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 3.1.4. The PPG expands upon the component interests that can contribute to significance:
- *'archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
 - *'architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
 - *'historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'.*

(Paragraph: 006 Reference ID: 18a-006-20190723)

- 3.1.5. In addition, the setting of a heritage asset is defined in the NPPF as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* Crucially, setting is not an asset in itself but rather, *'Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'* (Historic England, Planning Note 3: The Setting of Heritage Assets (December 2017) p.4).

3.2 SUMMARY OF HERITAGE ASSETS

- 3.2.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area.
- 3.2.2. The size of the search area has been determined based on the prevailing circumstances within the adjacent area, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 207 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.2.3. The following heritage assets have been identified as having the potential to be affected by the proposed scheme:

Conservation Areas	
Marine Parade and Hinterland Conservation Area	
Ivy Place Conservation Area	
Listed Buildings	
Name	Grade
East Mansions Heene Court Mansions Mayfair Hotel West Mansions	II

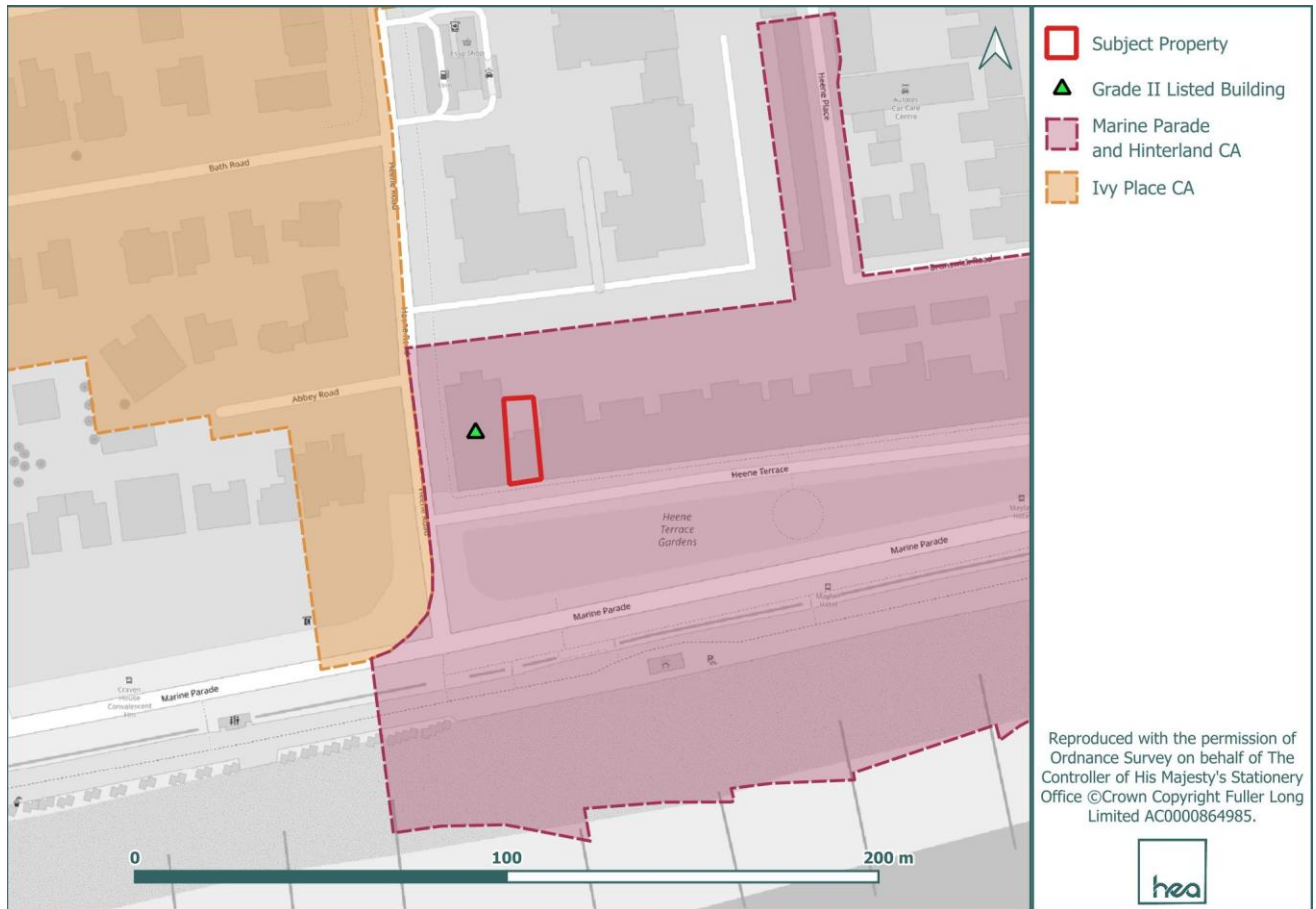


Figure 10: Historic Environment

- 3.2.4. Those assets that have potential to be subject to change resulting from the proposed scheme will be considered in more detail below.

3.3 HERITAGE ASSETS:



Listing Entry: East Mansions Heene Court Hotel West Mansions

Heritage Category: Listed Building Grade: II

List Entry Number: 1263331

Date first listed: 12/09/1975

Listed Building Description:

HEEN TERRACE 1. 5406 East Mansions Heene Court Mansions Nos 6 to 10 (consec) Nos 11 and 12 (Mayfair Hotel) Nos 13 to 17 (consec) West Mansions TQ1402 SW 2/91 TQ 1302 14/91 12.9.75. II GV 2. 1865, possibly by G A Dean. A unified composition set back from the sea front behind a garden. 3 storeys, basement and attics. Fawn-coloured brick with stucco dressings, including bracketed cornice and drafting to basement and ground storey. Mansard slate roof. 3 windows to each home, mainly sashes but some altered. Tall dormers, across 1st storey on large scroll brackets, with decorative iron

railings from which rise spiral columns supporting cyma reversa canopy, which projects forward over the porches of composite columns and pilasters supporting an entablature, which are paired except for the 2 houses at either end, and the 3 centre houses, which project somewhat and have balconies continuous with the porches (3 bays to each house). The end houses also project somewhat, have 5 windows and a central porch. Both central and end houses have a full attic storey with its own cornice. Many sections of balcony and some porches are glazed in. West Mansions and the upper storeys of No 8 are stuccoed. The chimneys vary. Many are tall with bold bracketing, others have moulded cornice. The basement areas have railings with pike finials. The rear has half-landing extensions in abutting pairs.

East Mansions, Heene Court Mansions, No 6 to 17 (consec), and West Mansions, Heene Terrace and the Burlington Hotel, Wordsworth Road, form a group of which the Burlington Hotel is of local interest only.

ARCHAEOLOGICAL INTEREST

'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 3.3.1. This heritage statement does not address below ground archaeological evidence.
- 3.3.2. As a general rule, the built archaeological interest value of the building is closely associated with the age, survival and quality of its physical attributes and the understanding these provide on the use and evolution of the building. At a wider scale the evidence presented in the subject property can also feed into an understanding of local building traditions and typologies and sociocultural developments. Notable physical attributes include the building's plan form, structure, scale, location and the nature and use of the material palette employed. The terrace's building typology was originally relatively consistent in terms of its form, layout, materials and detailing and therefore the contribution of this particular building to an understanding of this period of development and typology is limited in relation to the overall body of knowledge on the subject.
- 3.3.3. Based on above, the terrace has a **low level of archaeological interest**.

ARCHITECTURAL & ARTISTIC INTEREST

'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More

specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 3.3.4. The subject properties artistic and aesthetic interest is interdependent; both as an individual town house and as part of a wider terrace group.
- 3.3.5. The architectural interest of Heene Terrace is defined by its status as a grand, unified composition. The terrace is purposefully set back from the seafront behind formal gardens, creating a planned relationship between the built form and open space that provides a sense of classical proportionality. The facade exhibits a sophisticated materiality of coloured brick contrasted with ornate stucco dressings. The roofscape is characterised by a prominent slate mansard roof, which, in the central and terminal pavilions, elevates into a full attic storey with independent cornicing, providing a rhythmic variation to the terrace's skyline.
- 3.3.6. The architectural value of the subject property is derived predominantly from the highly decorative and rhythmic principal façades which make up the terrace, including the subject site. This diverts from the typically less ornate and more austere appearance of Georgian houses which were fashionable at the time. The proportionality of the composition relies on a strict hierarchy and the repetitive use of fenestration and first-floor balconies. In conjunction with the supporting grand porches, these balconies are a defining feature, set on large scroll brackets with decorative iron railings and spiral columns. While some alterations, such as glass-enclosed porches and varying chimney treatments, have occurred, the terrace retains several of its original features, and appearance as a formal Victorian terrace.
- 3.3.7. Overall the property has a **medium** level of aesthetic interest.

HISTORIC INTEREST

'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 3.3.8. The terrace's illustrative value is derived from its status as a premier example of 19th-century urban development in Worthing, representing a definitive phase of the town's westward coastal expansion. The housing demonstrates a significant shift from organic growth toward

planned urban development, designed to appeal to a newer generation of residents. In conjunction with the neighbouring hotel, the terrace reflects the evolving fortunes of Worthing and the prevailing social attitudes of the era. While the later conversion of these terraces into flats is of less interest, it remains a representative example of the post-war shift in the utilisation of large townhouses.

- 3.3.9. The building's ornate design reflects a specific desire for grandeur associated with the mid-19th-century seaside resort, marking a clear departure from the more austere and restrained Georgian style. This distinction makes the building a unique example of a purpose built terrace, specifically engineered to attract a new social class of residents seeking a more decorative and modern urban identity.
- 3.3.10. The construction is speculatively attributed to the architect G.A. Dean (George Alfred Dean), a prominent 19th-century English architect and agricultural author. Dean specialised in highly functional farmstead designs, notably acting as the architect for the Holkham Estate in Norfolk. His potential involvement in this project suggests a sophisticated application of his design principles to an urban context, further contributing to the building's historical and architectural significance within Worthing's heritage.
- 3.3.11. Overall the building has a **medium** level of historic interest.

CONTRIBUTION MADE BY SETTING TO ITS SIGNIFICANCE

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF).

- 3.3.12. The setting of the subject property today is essentially twofold: front and rear.
- 3.3.13. To the front the setting of the subject property is largely defined by its inter-relationship with Heene Terrace, Burlington Hotel, and carpet garden space to the front. These elements support an understanding of the properties historic significance, context, and sitting whilst also complementing its architectural features and massing.
- 3.3.14. The subject property by contrast effectively plays a supporting role as part of the wider set piece. Due to its mid-terrace location, narrow footprint, and simple elevational treatment the building sits visibly forward in a large open space, allowing multiple views of its sitting, most notably towards the front elevation. Additionally the property shares visibility with Worthing

coastline and promenade which enforce the special significance, and enables an understanding of the properties picturesque setting, reflecting its historic position.

- 3.3.15. To the rear the immediate setting of the subject property is primarily established by the relationship between the rear facade of the main house and its historic garden plot and boundary walling. Beyond this, its wider contextual setting, as with the front elevation, sees the subject property as one of the sole survivors in the area. Its setting here has been undermined by the loss of some of its historical garden plot and the construction of modern residential and commercial development.
- 3.3.16. Based on the above, the contribution of setting to the significance of this asset is **high** (to the front) and **low-medium** to the rear.

MARINE PARADE AND HINTERLAND CONSERVATION AREA

- 3.3.17. The special interest of the Marine Parade and Hinterland Conservation Area is derived from its architectural evolution as a 19th-century seaside resort. Its significance is tied to an intact urban form featuring a progression from Regency buildings to Victorian terraces and the Art Deco Beach Hotel. The urban grain is defined by properties on narrow plots set at the back of the pavement, creating a strong sense of enclosure and vertical rhythm. Maritime landmarks, such as the old coastguard and lifeboat houses, further punctuate this historical coastal character.
- 3.3.18. The area's character is defined by its topographical link to the seafront and a traditional palette of light-painted stucco, slate roofs, and timber sliding sash windows. This aesthetic unifies the frontage, while the residential hinterland offers a contrast through vernacular architecture and flint-walled twittens. While some insensitive modern alterations have occurred, the core 19th-century attributes remains largely in evidence.
- 3.3.19. Heene Terrace represents a deliberate 1865 attempt to create a grand identity for West Worthing through a Victorian interpretation of Regency features like columnated porticoes and decorative iron railings. Its setting is uniquely enhanced by a formal carpet garden separating the terrace from Marine Parade. To the rear, the converted mews of Heene Place retain local interest, including original cobble surfaces surviving beneath the modern road.
- 3.3.20. The overall significance of the area is high, weighted towards its cohesive seafront architecture and its well-preserved relationship between the grand esplanade and domestic hinterland. Preservation focuses on maintaining original architectural detailing and rhythmic

fenestration patterns. Enhancement opportunities seek the removal of unsympathetic additions to restore the harmonious character of the seafront.

IVY PLACE CONSERVATION AREA

- 3.3.21. The special interest of the Ivy Place Conservation Area is derived from its three distinct phases of domestic development, primarily located on the west side of Heene Road. Established as part of the 'Little Heene' resort expansion, the area features grand early Victorian stucco villas, later Victorian cottages, and Edwardian semi-detached houses. The urban grain is characterised by wide streets and generous building setbacks that convey a sense of spaciousness, contrasting with the narrow, close-knit quality of Ivy Place itself.
- 3.3.22. The area's aesthetic quality is defined by a diverse palette of traditional materials, including stucco with rusticated detailing on Heene Road and red brick with decorative clay hanging tiles on Rowlands and Manor Roads. Architectural interest is maintained through original features such as timber sliding sash windows, gables, cornices, and porticoes exhibiting classical orders.

Contribution of Subject Site to Conservation Area

- 3.3.23. Whilst the subject property, and wider listed terrace group is not situated in the conservation area, Ivy Place shares its eastern boundary with the Marine Parade and Hinterland Conservation Area. As a result, the property forms an immediate visual element of the conservation area's setting, contributing to views looking both in and out of the area. Although limited, the terrace group is considered to make a positive contribution by extending the historic character and shared development history of both areas. It functions as a set piece in the local townscape, marking a prominent gateway and a historical crossover point between these two distinct character areas.

4 IMPACT ASSESSMENT

4.1 INTRODUCTION

- 4.1.1. This section will consider the impact of the proposals on the significance of the heritage assets identified in the Statement of Significance above, providing a clear assessment of the heritage impact of the scheme.
- 4.1.2. The following proposals will be assessed in line with the relevant statutory duties and the national and local heritage policy context (Appendix 2). It is recommended that the following be read alongside the supporting documentation and drawings provided in the supporting submission.
- 4.1.3. We consider the key issues for consideration to be:
- The impact of the proposed development on the contribution made by its setting to the significance of Ivy Place Conservation Area
 - The impact on the special architectural and historic interest of the subject property and wider Grade II listed terrace group and hotel: East Mansions Heene Court Mansions Mayfair Hotel West Mansions
 - The impact on the character and appearance of Ivy Place and Marine Parade and Hinterland Conservation Area
- 4.1.4. The proposals will be assessed based on the guidance set out in the NPPF and its accompanying PPG, informed by Historic England's Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015) and Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.
- 4.1.5. The overall impact of proposals can be neutral, beneficial or adverse. The magnitude of change will be categorised as:
- None: no material change.
 - Negligible: apparent change and change with a negligible effect on the ability to understand and appreciate the significance of heritage assets.
 - Low: changes that only make a small difference to the ability to understand and appreciate the significance of heritage assets.

- Moderate: a change that makes an appreciable difference to the ability to understand and appreciate the significance of heritage assets.
- High: a fundamental change in the ability to understand and appreciate the significance of heritage assets.

4.1.6. In terms of the NPPF, harmful impacts are either 'less than substantial' or 'substantial'. Less than substantial harm represents a wide spectrum, ranging from a negligible impact to one that comes close to substantial harm, which is a high test that will not arise in many circumstances. In terms of the magnitude criteria above, harm within the less than substantial category may range from negligible to high. Substantial harm will always be at the top of 'high' level.

4.2 PROPOSALS

4.2.1. The proposed scheme is for remedial work to the first floor balcony and canopy.

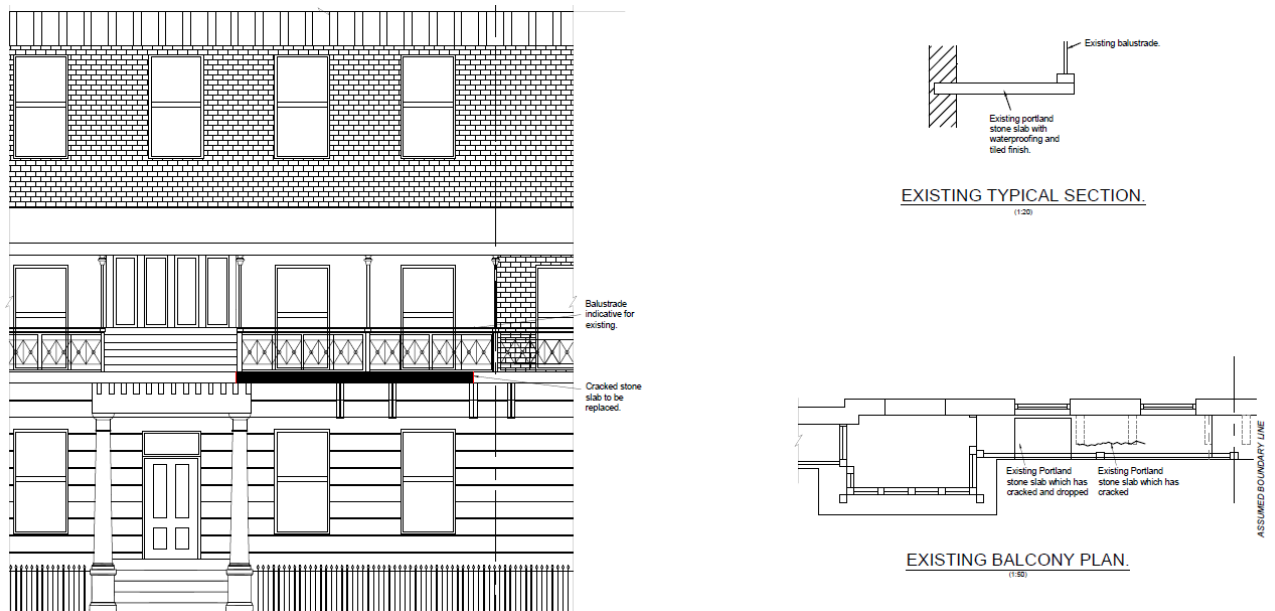


Figure 11: Existing Elevation

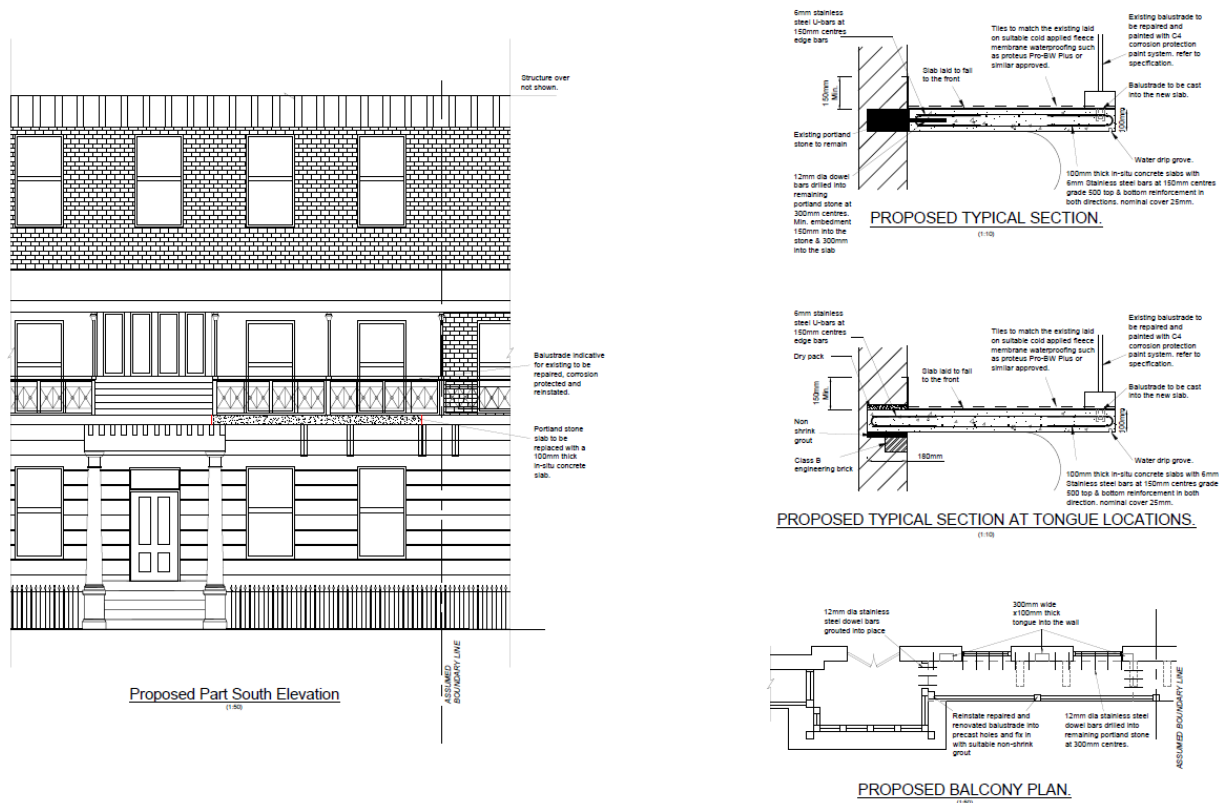


Figure 12: Proposed Elevation

- 4.2.2. For full details of the proposals, please refer to the drawings and documentation prepared by Phillip Goacher Associates (02/2026).

IMPLICATIONS

4.3 IMPACT OF THE PROPOSALS ON EAST MANSIONS HEENE COURT HOTEL WEST MANSIONS (THE SUBJECT PROPERTY)

- 4.3.1. The key features that contribute to the significance of this asset have been assessed above in the significance assessment chapter.
- 4.3.2. The proposed works are strictly limited to the first-floor balcony of No. 17 and repairs to the sunroom roof. The primary subject property will remain largely unaffected, and the wider terrace block will experience no material impact. Although it is noted that removal of the

scaffold will be beneficial and restoration of a degraded element of the terrace block will have an enhancing effect overall.

- 4.3.3. The proposals essentially constitute repair and maintenance works to address structural materials that have failed over time.
- 4.3.4. The deteriorated Portland stone balcony slab is to be replaced with reinforced concrete. Careful consideration has been given to selecting heritage-appropriate materials and finishes to ensure no detriment to the listed building. As noted by the Conservation Officers dated 26th March, comments a neighbouring balcony may have had a reinforced concrete replacement in the past with signs of air pockets being present during casting visible. The use of reinforced concrete is a viable solution in structural terms with no meaningful impact on aesthetics. While this necessitates the loss of some historic fabric, the resulting outward appearance will achieve a strict like-for-like replacement of the extant balcony prior to its failure. As a result, the architectural readability of the balcony primarily characterised by its massing and role in the wider composition will be fully retained. Furthermore, the original historic balustrades will be carefully salvaged and reinstated, preserving a key element of the original building fabric.
- 4.3.5. Prior to the commencement of works, the balcony tiles were removed for safekeeping. After further investigation the tiles will not be able to be re-laid due to extensive damage. As a result replacement tiles will be implemented in which are a close to like-for-like match as possible to the original. These tiles constitute part of a 'Blenheim' range which are well used as replacement historically correct Victorian tiles, matching the geometric motifs and patterns of the original. The completed tiling works will result in a neutral impact on the listed building, effectively matching the pre-existing design.
- 4.3.6. Importantly, rotting timber rafters will be replaced with new timber elements. Internally, the extant soffit render is not original and will not be replaced. As such, the proposals will result in a welcome return to the original arrangement, as can be seen in others along the terrace with open rafters showing decorated tongue and groove boarding from the underside. Additionally, a partially damaged corbel will be repaired to accurately reinstate its historic appearance. These alterations implement heritage-specific repair methods and are considered highly beneficial to ensuring the long-term preservation, upkeep, and continued use of the building.
- 4.3.7. Following the structural remedial works, decorative finishing will be undertaken. This includes preparing and painting the balustrades and posts (including those flanking the ground-floor

porticos), and preparing and painting the underside and face of the new balcony using appropriate masonry paint.

- 4.3.8. Other miscellaneous works include securing loose cabling and dismantling the temporary scaffolding, neither of which will impact the listed building.
- 4.3.9. In summary, the proposed replacement and repair works will successfully maintain the architectural integrity and legibility of the building, both as an individual townhouse and through its group value within the wider terrace.

4.4 IMPACT OF THE PROPOSALS ON MARINE PARADE AND HINTERLAND CONSERVATION AREA AND IVY COURT CONSERVATION AREA

- 4.4.1. By virtue of its group relationship with the listed terrace, the subject property forms an important element of the Marine Parade and Hinterland Conservation Area. Additionally, due to intersecting views and close physical proximity, the property contributes positively to the setting of the adjacent Ivy Court Conservation Area.
- 4.4.2. As outlined above, the primary significance of the building will be fully maintained through the proposed scheme, which reinstates its key historic outward appearance and architectural value. Consequently, there will be no adverse change to the character or appearance of either conservation area. The routine repair and sensitive upkeep of historic buildings are vital components of preserving wider conservation area character. This heritage-led refurbishment will successfully reinstate damaged features. The completion of these works will enable the removal of the existing scaffolding, which currently obscures the architectural appreciation of the building.
- 4.4.3. Overall, the proposed changes will result in a negligible impact on the special architectural significance, character, and appearance of the respective conservation areas, representing a high-quality preservation of the historic environment.

Conservation Areas				
Name			Nature of Impact	Magnitude
Marine	Parade	and	No Harm	N/A
Hinterland				
Ivy Court			No Harm	N/A

Listed Buildings			
Name	Grade	Nature of Impact	Magnitude
East Mansions Heene Court Hotel West Mansions	II	Neutral	N/A

5 CONCLUSIONS

- 5.1.1. Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This HS has identified the heritage assets with a potential to be sensitive to the proposed works, it has considered their significance and assessed the impacts of the proposed works on their significance.
- 5.1.2. Following this process, and as set out in more detail in the main body of this report above, it is our view that the proposals would not result in harm to designated or non-designated heritage assets and are therefore compliant with both local and national policy and guidance on the conservation and enhancement of the historic built environment, including the NPPF and PPG. Most importantly of all, the proposals are compliant with the statutory tests at Sections 16 and 72

6 APPENDIX 1: METHODOLOGY

6.1 SOURCES

6.1.1. The table below provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Conservation area supporting documents	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork

		reports. Local History Societies online published material.
The client	Planning data	Drawings and photos of the existing and proposed building(s)

6.2 DEFINITION OF HARM

6.2.1. Conservation is the process of managing change and the current guidance by Historic England is that 'change' does not equate to 'harm'. This is consistent with the 1992 'South Lakeland' House of Lord's judgement, which states that in the context of heritage planning to 'preserve' means to 'do no harm'. The NPPF and its accompanying PPG distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 214 of the NPPF states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should 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...'

6.2.2. Paragraph 215 of the NPPF states that:

'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'

6.2.3. The NPPF does not provide guidance on the classification of harm to non-designated heritage assets but paragraph 216 states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

6.2.4. For the purposes of this test, the scale of any harm to non-designated heritage assets is identified as negligible/low/medium/high in this report.

6.2.5. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

6.2.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'

■ PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No:
C1/2015/3383

6.2.7. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

6.2.8. In line with the above, this HS will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property/site, and, where relevant, heritage assets beyond the subject property/site.

6.2.9. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

7 APPENDIX 2: RELEVANT LEGISLATIVE & POLICY CONTEXT

7.1 INTRODUCTION

- 7.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 7.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.
- 7.1.3. The applicable legislative and policy framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.
 - Section 16 of The National Planning Policy Framework (NPPF) 2024
 - Local Planning Policy
- 7.1.4. In addition to the above the following guidance is also applicable:
- National Planning Policy Guidance (NPPG)

7.2 THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

- 7.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect heritage assets.
- 7.2.2. Any decisions relating to conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:
- 7.2.3. Section 16 of The Act states that in considering whether to grant listed building consent for development which affects a listed building, the decision maker should 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.*"

- 7.2.4. Section 66 of the Act places a duty upon the decision maker in determining applications for planning permission affecting listed buildings to pay special attention to the desirability of preserving or enhancing the character or the listed building.
- 7.2.5. Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 7.3.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute to the achievement of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - 7.3.2. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - 7.3.3. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - 7.3.4. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 7.3.5. Paragraph 11 of the framework states that '*plans and decisions should apply a presumption in favour of sustainable development*'.
- 7.3.6. Section 16, paragraphs 202 to 221, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.

- 7.3.7. Paragraph 202 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 7.3.8. Paragraph 207 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 7.3.9. Paragraph 211 requires local planning authorities, when considering applications to remove or alter a historic statue, plaque, memorial or monument, to have *'regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.'*
- 7.3.10. Paragraphs 212 to 221 of the framework address the impact of a proposed development on the significance of designated and non-designated heritage assets.
- 7.3.11. Paragraph 212 of the framework 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.'*
- 7.3.12. Paragraph 213 of the framework states that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*
- 7.3.13. Paragraph 214 of the framework states that, *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should 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, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its*

conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

- 7.3.14. Paragraph 215 of the framework states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 7.3.15. Paragraph 216 of the framework states that, *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 7.3.16. Paragraph 220 of the framework states that, *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'*

7.4 LOCAL DEVELOPMENT STRATEGY FOR ADUR AND WORTHING

7.4.1. DM23: Strategic Approach to the Historic Environment

Core Objective

The Council is committed to conserving and enhancing Worthing's historic environment and character. This encompasses:

- Historic areas, buildings, and features.
- Archaeological assets and their settings.
- Important views and relationships between settlements, landscapes, and seascapes.

Strategic Action Plan

To achieve this, the Council will actively pursue the following initiatives:

- Policy & Asset Reviews: * Update Worthing's *Conservation and Heritage Guide*.

Review heritage assets, including the lists of *Local Interest Buildings*.

Review *Conservation Areas* by updating Character Appraisals and producing Management Plans.

- Enforcement & Protection:

Seek improvements to listed buildings and buildings within Conservation Areas when they deteriorate (utilizing statutory enforcement powers if requests are ignored).

Use Article 4 directions when important heritage assets are under threat.

- Landscape & Views:

Identify and protect important views across characters, townscapes, and seascapes, evaluating the relationship between a view and its function.

- Community & Collaboration:

Work with the local community and partners to protect assets on Historic England's *Heritage at Risk Register* (or any assets at risk of loss).

Align with Historic England's published guidance to implement best practices.

- Regeneration:

Encourage the best use of heritage assets in design, tourism, education, and regeneration.

7.4.2. DM24: The Historic Environment

General Development Requirements

Any permitted development affecting a designated or undesignated heritage asset must:

- Be of high quality, respect its context, and demonstrate a strong sense of place.
- Align with the guidance in Worthing's *Conservation and Heritage Guide*.

1. Designated Heritage Assets

Harm and Loss Framework

- General Rule: Development must not adversely affect heritage assets or their settings (including key views).
- Substantial Harm / Total Loss: The Council will refuse consent unless it is proven necessary to achieve substantial public benefits that outweigh the loss.
- Less than Substantial Harm: The harm will be weighed against the public benefits and the ability to secure the asset's optimum viable use.

- Requirement: A Heritage Impact Assessment (HIA) must be submitted for any proposal that may result in harm.

Listed Buildings

- Consents: Planning/Listed Building consent will only be granted if the appearance, significance, or historic character is preserved.
- Features & Materials: Reinstatement/replication of original features (e.g., windows, doors) is supported. Materials must match the original or local character.
- Change of Use: Supported if it secures the retention and survival of a historic building that might otherwise be lost.

Conservation Areas

- Design Standards: High standard of design and materials is mandatory to preserve and enhance the area.
- Demolition Rules: Buildings of Local Interest within these areas are heavily protected. If demolition is approved under compelling circumstances, it will not be granted until detailed redevelopment plans are approved.
- Shopfronts & Adverts: * Replacements for poor/inappropriate shopfronts must respect the building and area character.
 - Advertisements must respect the building's proportions, use traditional materials where necessary, and avoid internal illumination.

2. Undesignated Heritage Assets

Locally Listed Assets

The following assets are material considerations in planning decisions:

1. Buildings of Local Interest
 2. Environmental Areas of Special Character
 3. Parks and Gardens of Local Interest (*Note: Other unlisted buildings/features of architectural interest may also be subject to these rules*).
- Decision Criteria: Proposals must respect, support, and positively contribute to the asset's character.
 - Harm Evaluation: If a development causes harm, a balanced judgment will be made based on the scale of harm versus the asset's significance. A HIA is required.

Archaeological Features

- Protection: Features will be preserved against damaging or discordant development.

- Removal: Only permitted in compelling circumstances with no practical alternative, and where proper recording is provided.
- Assessments: Sites with potential archaeological interest require an appropriate desk-based assessment and a field evaluation where necessary.

© 2026 FullerLong Limited

If you have any queries or would like to discuss anything further with us, please don't hesitate to get in contact: hello@hea-llp.com

