

Conservation Officer Comments
Amended Plans or Further Details

**Architectural & Historic
Buildings Consultants**

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Application Number:	AWDM/1543/25
Location:	Lloyds Bank 41 - 43 South Street Worthing West Sussex BN11 3AW
Proposal:	Temporarily remove and reinstate suspended ceiling and grid to allow for the removal and disposal of ACMs; external fabric repairs & maintenance which include but not limited to remove vegetation from parapet gutters and chimney, clean and repair cast iron gutters and downpipes, re-fix dislodged slates, replace missing or damaged slates, reinstate loos or missing lead flashing & gutters, make good chimney flashing, removal of modern roof lanterns at ground floor level and roof infilled. Relocation of the staff kitchen from second to first floor.
Case Officer:	Rebekah Smith

	Further Information Required
	Design Review Required
X	No objection - no harm
	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	The building is situated on a prominent corner location between South Street and Liverpool Road within Worthing Town Centre and is currently a Lloyds Bank. The building has a confident presence within the street scape being set over 3 storeys under a pitched roof concealed by a parapet. The curved front elevation is of particular note with a fascia panel that sweeps around the elevation with pilasters and curved head windows. The pilasters are of marble columns with Corinthian order capitals set upon them. The corresponding arched windows occupy the space between the pilaster sets and are complimented with moulded keystones and architrave. Similar decoration incorporating dentil cornice, console brackets and moulded hoods can also be seen at upper levels. The branch also occupies a neighbouring building located on Liverpool Road that although amalgamated into the bank building, it possesses a distinctly different elevational appearance possessing a clear shopfront addition at ground floor level and elevations formed of sandstone with impressive windows formed with stone mullions and transoms. The building also possesses a number of flat roofed additions to the rear of the building. The proposal seeks Listed Building Consent, Planning permission for a number of internal and external works including, Reroofing of flat roofs with a single ply membrane Lining of embedded cast iron rainwater goods Removal of Asbestos Containing Materials Installation of stud partition to form a staff room and comms room
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	Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.” The LPA’s duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as will Local Policy.
Drawing Errors:	
Comments:	The interior of the building has been subject to a significant degree of change over its commercial life, which is not surprising bearing in mind its prolonged use as a Bank. Throughout its lifetime alterations have included amalgamation of 2 buildings, various security installations and upgrades, changes in plan form, installation of utilities including air conditioning / ventilation and various forms of redecoration. Much of the internal alteration has been focussed on the commercial function of the building as a bank, and subsequently little of historic interest remains within the interior of the building save for some elements of interest on the top floor. As such when assessing significance the aesthetic value of the exterior contributes a great degree of value with internal being rather secondary in significance terms. The level of retention of features of historic interest within the bank is low.

Although the exterior appearance does much to give the building architectural interest that level of interest does not translate to the entirety of the building with certain areas to the rear being modern additions of only a functional purpose.

In taking these matters into account the closing of rooflights and the application of new single ply roof coverings apply to areas of later extension and as such are of no historic or architectural interest. Further to this, being at the rear of the building, these flat roof areas do not afford any public visibility, as such these elements are accepted.

In relation to the removal of Asbestos Containing Materials, the removal is proposed within the banking hall area, the most used and occupied part of the building. Although a false suspended ceiling is in place concealing the asbestos, it is agreed that this should be removed. The decorative cornice that follows the perimeter of the ceiling is also concealed by the suspended ceiling and the proposed would not see the cornice revealed but it would be retained. As such in weighing the proposed the removal of the asbestos will involve the preservation of an element of architectural interest for it to be potentially revealed in the future and as such is accepted.

The formation of a comms room and staff room will involve a minor change to plan form, which is considered to be reversible and would not cause an unacceptable degree of harm bearing in mind the significant alteration already carried out.

The front elevation possesses hidden cast iron rainwater downpipes that are encased within the elevational detail. The cast iron is now corroding to such a degree that the cast iron is expanding and delaminating. If left unaddressed the force of the expanding cast iron will crack, damage and blow the beautiful façade of the bank.

A conventional approach to address this would be to remove areas of the frontage and remove the pipe, replacing it with a new one. This would carry significant risk to the aesthetic quality of the building. Not only would replication be extremely costly but replicating the colouring, patina and overall appearance would be challenging.

The proposed seeks to utilise a novel approach associated to the sewer repair industry, utilising rust inhibitors followed by the insertion of flexible fiberglass sleeves which are then cured to form a fiberglass tube within the drainpipe, removing direct contact with water and air. Although somewhat alternative in the approach, when considering the circumstances and limited options available, the proposed seems to possess a viable solution that minimises the potential for harm. It should also be noted that traditional conservation concerns such as vapour permeability are not points of consideration as the existing down pipe is not vapour permeable. As such the proposed approach is accepted.

Other minor maintenance and upkeep refers to clearing and repair of parapet gutters, replacement slates, new abutment flashings and clearing of other rainwater goods.

It is noted that much of these details are either simple maintenance not requiring consent or are on a 'like for like' basis.

The repair of parapet gutters is considered to be essential and will address the cause of much of the interior water ingress.

	In respect of these matters conditions shall be placed on materiality to ensure compatibility with existing materials and to reinforce the requirement for genuine materials. In conclusion the proposed brings about no harm to the values that underpin the buildings significance as a designated heritage asset. Much of the proposed seeks to address areas where the building has not been sufficiently maintained or seeks to carry out alteration to areas of contemporary origin. In addressing the multitude of areas requiring maintenance, the removal of ACM's and providing a novel solution to the concerns regarding the failure of the rainwater goods encased within the façade the proposal serves to provide a degree of enhancement. Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal by virtue of design, materiality and appearance would not harm the architectural and historic interest of the Grade II Listed Building and as such is considered to comply with policy DM24 of the worthing plan and paragraph 135 of the NPPF.
Conditions Required: <i>[List the conditions you are requesting, if any]</i>	- Any replacement roofing material shall be a match in terms of size, shape, colour, quality and materiality to the item that has failed. Manmade alternatives such as reconstituted slates are not acceptable. Reason: To ensure the works are compliant with Policy DM24 of the Local Plan - Any replacement lead shall be a match in terms of size, shape, colour, quality and code to the item that has failed. Reason: To ensure the works are compliant with Policy DM24 of the Local Plan - Prior to installation details of any replacement rainwater goods shall be submitted to the local 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 works compliment the aesthetic value of the Grade II Listed Building and are compliant with Policy DM24 of the Local Plan - Any repointing or re-rendering works to historic elevations (including walls, flaunching, chimneys and parapets) shall be carried out using an appropriate lime mortar of NHL 3.5 or 5. Reason: To ensure the works compliment the aesthetic value of the Grade II Listed Building and are compliant with Policy DM24 of the Local Plan - Prior to commencement of ceiling repairs at 1st and 2nd floor level a schedule of works and 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.

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	Reason: To ensure the works compliment the aesthetic value of the Grade II Listed Building and are compliant with Policy DM24 of the Local Plan
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Simon Richard

Conservation Consultant for and on behalf of Adur and Worthing District Council

Date of Comment 13/4/26