

Development Management – Delegated Officer Report

Application Number: AWDM/0325/26

Recommendation: – APPROVE

Site: 54 Church Road Worthing West Sussex BN13 1HG

Proposal: Application for Listed Building Consent to re-cover/repair the front and rear roof slopes using plain clay tiles and natural slate

Date of Site Visit: 21.04.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site, Surroundings and Proposal

The application relates to an early C19, 2-storey, end-of-terrace, cobbled flint cottage fronting the south side of Church Road within the West Tarring Conservation Area. The terrace is listed Grade II and described as follows: -

CHURCH ROAD 1. 5406 (54 to 58 even) (South Side) West Tarring Nos 54 to 58 (even) TQ 1304 SW 15/188 20.10.75. II GV 2. Probably circa 1800. Terrace of 3 cottages, closely adjoining buildings to the west. 2 storeys. Coursed cobbles with painted brick quoining to corners and openings, and modillion eaves cornice. Old tiled roof. Ridge chimneys between houses. One sash window to each cottage, the lower ones with glazing bars. Right-hand doors to Nos 54 and 56; left-hand door to No 58. All openings camber-headed. Nos 1, 2 and 3 Market House and Nos 54 to 58 (even) form a group. Listing NGR: TQ1319104022

The terrace of 3no dwellings has a plain clay tiled dual pitched roof. At the rear the roof has a cat-slide form sloping down to a lower eaves height. This rear 'lean-to' component of the roof is slate covered and the rear elevation of the building finished in painted render.

Some of the existing clay roof tiles on the application property are in a poor condition and are failing. Listed Building Consent is sought to remove and replace the existing roof coverings, replicating the existing as closely as possible, and with those found to have a reasonable remaining life salvaged for re-use.

Relevant Planning History: None

Consultations

The National Amenities Societies: No comments received.

The Worthing Society: It will be important to ensure that the correct type of tile is used to complement the roof materials of the adjoining properties which have a 'group' value within the CA. The correct choice of tile will be important to conserving the setting of the terrace and their position and aesthetic value within the CA.

We note that the applicant and the architectural team are open to negotiation with the Conservation Officer regarding the choice of tiles and that they will salvage existing tiles that are re-useable. In summary and subject to this being the case, we have no objection to the proposed works.

Simon Richard - Heritage Consultant

Initial Comments

54 Church Road forms part of a Grade II listed early-19th-century terrace (Nos. 54–58), recognised for its special architectural and historic interest within the historic settlement of West Tarring. The terrace, listed in 1975, is characterised by coursed flint cobbles, painted brick quoining, camber-headed openings, and an intact modillion eaves cornice— features that collectively express the vernacular building traditions of circa-1800 Sussex domestic architecture. Its old tiled roof, ridge chimneys, and original sash windows contribute to the group value of the terrace, which is formally acknowledged as part of a wider cluster of historic buildings in Church Road and the adjacent Market House. The rear of the cottage and that of its neighbours along the terrace possesses a slate roofed 2 storey lean to extension most probably a late 19th century addition.

The immediate setting reinforces the building's heritage significance. Church Road sits within the long-established village core of West Tarring, an area defined by narrow streets, mature boundary treatments, and a concentration of historic cottages and small-scale dwellings that collectively preserve the character of an 18th–19th-century Sussex village. The terrace at Nos. 54–58 is closely integrated with neighbouring listed structures, creating a coherent historic streetscape where scale, materials, and rooflines remain largely consistent. Although modern amenities and transport links lie within easy reach, the immediate environment retains a distinctly historic grain, with the building's cobbled façade and traditional detailing contributing to the visual continuity and cultural identity of the area. This setting enhances the building's heritage value by maintaining its relationship with the surrounding historic townscape and reinforcing the authenticity of its architectural expression.

The proposal seeks listed building consent to re-roof the building utilising handmade clay tiles for the main roof slopes and natural slates for the rear lean to.

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.

The approach specified accords with Historic England best practice and will in the first instance re-use any tiles that are removed that are suitable in terms of condition to be re-laid. Although a new tile and slate has been specified within the heritage statement no specification of size of clear specification (including photograph) has been supplied, therefore in the interests of making progress with good weather fast approaching this will be secured by condition or can be supplied before a decision is issued.

The proposal is generally supported but confirmation is required if a breathable membrane is to be used (if so which one) and if any insulation shall be installed (if so which one).

Once these matters have been addressed a positive outcome is likely.

The agent should also note that the NPPF has been updated and paragraph 189 now relates to:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

Although interesting, it is not particularly applicable in this case and the agent may wish to revise the statement (paragraph 207 not 189) to accurately reflect national policy.

In conclusion there is no objection in principle but these minor matters should be addressed to ensure the quality and extent of the works proposed.

Final Comment

Following a site visit conducted on the 21/4/26 the samples of the proposed replacement tiles and slate confirm the use of natural slate and handmade clay tiles,

the use of the English oak and dark English oak tiles intermixed with the tiles to be removed and re-laid is considered to be the most appropriate given the context and association to other properties by way of its terrace format. The updated methodology provided by Moore Design Consultancy is considered appropriate and is accepted.

In relation to insulation it was confirmed that the building possesses a cold roof and no alteration involving removal of materials or changes to architectural and historic interest is proposed. As such in accordance with Advice Notes 16 and 18 this is considered to not be a matter for Listed Building Consent.

In respect of the specification for the breathable underlay this is considered to be acceptable and will maintain the vapour permeability within the roof space.

Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal by virtue of materiality, appearance and methodology would not cause harm to the architectural and historic interest of the Grade II Listed Building as a designated heritage asset. As such the proposal is in compliance with Policy DM24 of the Worthing Local Plan and paragraph 135 of the NPPF.

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.

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 listed terrace derives its architectural and historic interest as an example of humble vernacular architecture using local materials. The consistency of the existing

roofing materials across the entire terrace contributes to this interest, creating a coherent historic streetscape.

A substantial proportion of the existing plain clay tiles on the application property have reached the end of their useful life and are crumbling/failing. Whilst those tiles which are in good enough condition will be re-used, it is unavoidable that the introduction of new tiles will be noticeably apparent and result in some visual disparity across the terrace (until they also weather).

Following the initial comments of the Council's Heritage Advisor, a site visit was made to view the proposed replacement handmade plain clay tile and natural slate in situ. It was agreed that the colour of the proposed new replacement clay tile should match the darker colour of the existing (i.e. weathered) clay tiles as closely as possible (rather than the original orange/brown colour when new). It was also agreed that a greater proportion of the re-covered tiles be used on the front roof slope to minimise the resulting visual disparity in the most important public views of the terrace. The new and re-used tiles and slates will be 'stitched in' with existing tiles/slates at the boundary with the attached cottage No.56.

A Methodology Statement has subsequently been prepared specifying the replacement tiles and slate agreed on site and the proposed method of works as follows:

"The existing roof is to be stripped of the existing plain clay tiles to the front and rear and the slate tiles to the rear cat slide.

Any reusable tiles are to be set aside for re-use, primarily to the front elevation, with the remaining 'shortfall' of tiles selected as 75% Tudor Heritage Dark English Oak and 25% Tudor Heritage English Oak mixed with the existing tiles to create a 'matured' blend to complement the remainder of the terrace.

The slate cat slide will be replaced with high quality natural Spanish slate tile – ISS LV11 roof slate.

The existing roof structure is to remain with the addition of a breathable roofing underlay comprising Cromer TV3P/DOP/005C 'Vent 3 Pro'. Eaves ventilation will be provided to ensure through ventilation. The roof will remain a ventilated cold roof with loft roll insulation laid over the existing ceilings."

The Council's Heritage Advisor is satisfied that the proposed roof repair and replacement roof covering carried out in accordance with the above referenced materials and methodology would not result in any harm to the architectural and historic interest of the Grade II Listed Building.

Recommendation:

GRANT CONSENT subject to condition(s):-

1. Drawing Numbers
2. LBC time limit

3. Implement in accordance with approved Methodology Statement
4. Protect LB from damage
5. Make good LB building

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: 29.04.2026

Authorised by: Louise Prew Date: 30/04/2026