

Development Management – Delegated Officer Report

Application Number: AWDM/1462/25 **Recommendation:** – REFUSE

Site: Southwold House 13 Park Crescent Worthing West Sussex

Proposal: Listed Building Consent for removal the existing hidden gutter behind the parapet wall at top floor and replacement gulley and new hopper, alterations to the rainwater goods to connect the new gulley and hopper to the existing downpipe, render repair works and painting, removal and reinstatement of slate tiles, window repair including new leadwork to surrounds and painting, new flashing to party walls.

Application Number: AWDM/1607/25 **Recommendation:** – REFUSE

Site: Southwold House 13 Park Crescent Worthing West Sussex

Proposal: Proposed alteration to drainage of second-floor parapet involving installation of additional rainwater hopper and refurbishment of building

Date of Site Visit: 20/01/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

Park Crescent is a Grade II* listed terrace of 14 Georgian houses in Worthing, England, designed in 1829 by Amon Henry Wilds, son of the architect Amon Wilds and constructed between 1831 and 1833. No.13 is located on the western end of the crescent. The official list entry is as follows:

PARK CRESCENT 1. 5406 Nos 1 to 14 (consec) TQ 1402 NW 1/26 11.10.49. II GV 2. 1829-1830. Amon Henry Wilds Architect. 3 storeys. 3 windows each. Stuccoed. The houses are built in 3s. Each centre house projects with pilasters from ground to 1st floor having Corinthian capitals with honeysuckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then 2nd storey with small plain pilasters, round-headed windows and pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and a castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors.*

Nos 1 to 14 (consec) and the gateway and lodges form a group with Beechwood Hall.

The site is also within the Park Crescent Conservation Area. There are no TPOs within the application site itself, but several trees within Amelia Park to the west are protected by TPOs.

Proposal

The proposed works include removal the existing hidden gutter behind the parapet wall at top floor and replacement gulley and new hopper, alterations to the rainwater goods to connect the new gulley and hopper to the existing downpipe, render repair works and painting, removal and reinstatement of slate tiles, window repair including new leadwork to surrounds and painting, new flashing to party walls.

The heritage statement describes the works as follows

“2.0 STRIPPING OUT WORKS

2.1 Carefully remove, and retain for reinstatement, slate tiles to front elevation up to point of change in pitch.

2.2 Existing leadwork to gutter and flashing (including to top of mansard wall) to be carefully removed.

2.3 Timber forming box gutter to be removed and disposed of.

2.4 Windows and surrounds to be carefully removed and set aside for reinstatement.

2.5 External render to be cleaning using a “soft wash” prior to inspection by Structural Engineer.

3.0 REINSTATEMENT WORKS

3.1 Allow to construct new box gutter with appropriate falls to new gulley location as marked on drawing 22097/001.

3.2 Provisional sum to replace existing felt behind slate tiles incl. new battens etc.

3.3 Provide new leadwork to gutter, flashing, and above windows. New leadwork to gutter to be cut min. 25mm into parapet wall and fixed in place using lead wedge.

3.4 Allow to drill through existing parapet wall to similar diameter as existing penetration and to exit below moulding, to allow for installation of newly routed downpipe and gulley as per item 3.5 below. Contractor to provide suitable lead lining, lapped under leadwork to gutter, through penetration.

3.5 Supply and install new hopper and downpipe, routed to existing gulley at second floor, to service new outlet in parapet wall. Downpipe and gulley to be provided as cast iron and painted white to match the existing.

3.6 Overhaul existing windows, windows to be prepared and painted using primer, undercoat, and top coat, holes in wood filled with putty prior to painting, and refit. Allow to provide new leadwork to window surrounds including window sill and reveals. New leadwork to be provided to match existing.

3.7 Provide new stepped flashing and soakers to east and west walls where the mansard meets the Party Walls.

3.8 Reinstate slate tiles. Where new slates are required, these are to be provided to match the existing and spread throughout the roof to avoid large areas of new slates. Job No. 22097

3.9 Provisional sum for replacement slate tiles. Allow for 1m² of new slate tiles (to be remeasured).

3.10 Infill hole to existing gully. Infill to be provided with 15N bricks laid in suitable lime mortar to match existing. Infill to be toothed and bonded to existing bricks.

3.11 Undertake render repair using lime based render to match existing. Allow for 3m² of repair (to be remeasured).

3.12 Parapet wall to be repainted using white paint to match existing. Allow to use Earthborn silicate paint installed to manufacturer's instructions."

Relevant Planning History:

AWDM/0131/20 - Application for Listed Building Consent for demolition and re-building of two chimney stacks.

STATUS: Application Permitted 24th March 2020.

Consultations

DGC Consultants - Heritage consultant

Objection – Less than substantial harm

Park Crescent is a Grade II* listed terrace of 14 Georgian houses in Worthing, England, designed in 1829 by Amon Henry Wilds, son of the architect Amon Wilds and constructed between 1831 and 1833. AH Wilds had previously worked on other large projects including the Kemp Town estate in nearby Brighton.

Arranged in a serpentine shape, the terrace overlooks thickly planted grounds of Amelia Park.

Construction started on Park Crescent in 1828 and work stopped abruptly in 1833 due to an economic slump leaving the western half of the Crescent, the western Gateway and some villa's unbuilt.

The Crescent is graced with a triumphal arch and splendid monumental entrance which was designed for horse drawn carriages, with smaller arches flanking it for use by pedestrians.

Each arch has four carved busts. Those on the main arch are all large bearded males while those on the pedestrian arches are smaller female heads. These were all cast using "Imitation Stone" a new improved material which can be found in Brighton Pavilion, Buckingham Palace and Windsor Castle.

The terrace is constructed over 3 storeys under a slate roof with parapet. Various decorative adornments are present over the façade of the building which makes for an architecturally interesting composition. The elevations recess and project at regular intervals with features such as Corinthian order pilasters framing large multi pane sash windows and facias possessing swag and festoon details set at regular intervals. First floor level possesses consistent ornate Juliette balconies set in traditional ironwork. The architectural symmetry of the terrace is still clearly legible despite the development having never been fully completed with a clear consistent appearance being present along the development.

The proposal seeks listed building consent for the removal the existing hidden gutter behind the parapet wall at top floor and replacement gulley and new hopper, alterations to the rainwater goods to connect the new gulley and hopper to the existing downpipe, render repair works and painting, removal and reinstatement of slate tiles, window repair including new leadwork to surrounds and painting, new flashing to party walls.

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.

Where it is understood that some elements may require periodic maintenance or indeed replacement the proposal brings about significant concern regarding the relocation of the down pipe. Downpipes on the building are currently set into corners in order to avoid any visual conflict with the architectural detailing of the façade, being very functional and not points of obvious architectural note.

The proposed seeks an alternative down pipe location which will transverse over the festoon/swag detailing seen on the facia area directly below. This will result in a glaring erosion of architectural consistency and bring about harm. The rationale for the proposal is to reduce the likelihood of blockage and reduce maintenance, which is considered to not be a convincing rationale. The aim of the legislation at an overarching level is to preserve architectural and historic interest, with harm only be accepted by way of clear and convincing justification or public interest. Simply put there is no justification for the proposed scheme that is adequate when simply regular maintenance of the existing using a cherry picker for example will ensure proper functioning of the rainwater goods which is considered to be fairly routine for most buildings regardless of there listed status.

As such the proposal will cause harm to a listed building and should be refused listed building consent.

Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal by virtue of design and appearance would not preserve the architectural and historic interest of the listed building and as such fails to satisfy policy DM24 of the Local plan and paragraphs 135,213 and 215 of the NPPF.

Officer's response: Further clarification was sought to regarding the other elements of the proposal not mentioned above and the following comments were received

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The general principle of the additional works are acceptable but lack detail which would have been requested if the scheme overall was acceptable but for the reasons detailed within the consultation response is not and therefore a recommendation was to refuse.

The National Amenities Societies

No response

The Worthing Society

Thank you for requesting the Society's comments in respect of the above Planning applications which relate to a Grade II* Listed building which is part of a terrace located in the Park Crescent Conservation Area.

I have now had the opportunity to discuss the applications with our Heritage Team. Although we are unable to view the proposed works on site, the application details suggest the works appear to be necessary and will be carried out in a manner sensitive to the historic character of the building.

In view of the GII* listed status of this house and its position in the terrace, we respectfully suggest that perhaps the advice of the Conservation Officer would be appropriate. I hope these observations are helpful.

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24

National Planning Policy Framework (MHCLG 2024)

Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

The key considerations are the effect on the historic significance of the Listed Building, its setting and features of special architectural or historic interest. The full application will assess the impact on the conservation area and amenity impacts.

Impact on the listed building

Paragraph 199 of the NPPF states 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. 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.

As expressed by the conservation consultant in their comments above, the proposal brings about significant concern regarding the relocation of the down pipe. Downpipes on the building are currently set into corners in order to avoid any visual conflict with the architectural detailing of the façade, being very functional and not points of obvious architectural note. The proposed seeks an alternative down pipe location which will transverse over the festoon/swag detailing seen on the fascia area directly below. This will result in a glaring erosion of architectural consistency and bring about harm to the architectural importance of the Grade II* Listed Building. The justification for the works is not considered to outweigh the potential harm to the listed building and therefore cannot be supported.

As such the impact on the listed building is not considered to be acceptable and therefore in conflict with the relevant local plan requirements and statutory tests.

Visual Amenity and impact on the conservation area.

The proposal is considered to alter the appearance of the building and as such requires planning permission to assess the impact on the building, and the conservation area.

As expressed within the Conservation Consultant's response, the alteration to the down pipe location would result in conflict with the architectural detailing of the Grade

II* listed building. The architectural details within the listed terrace make an important contribution to the overall aesthetic of the Park Crescent conservation area. The proposed alteration would therefore cause harm to the visual amenity of the conservation area.

Residential Amenity

Due to the minor nature of the proposal, there is not considered to be any adverse impact on neighbouring amenity. Therefore, the impact on residential amenity is acceptable and in accordance with Policy DM5 of the Worthing Local Plan.

Conclusion

The NPPF (paragraph 213) states that any harm to or loss of significance of a designated heritage asset should require clear and convincing justification. 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 (paragraph 214).

The Applicant has not provided clear and convincing justification for the harm to the special architectural and historic qualities of this Grade II* listed building. The proposed benefits are personal, for the residents of the building only. There are no public benefits which would outweigh the harm caused.

The proposal fails preserve the listed building or any features of special interest which it possesses, contrary to sections 66 (1) and fails to preserve the appearance of the Park Crescent Conservation Area contrary to 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed development is contrary to policies DM5 and DM24 of Worthing Local Plan (2023).

Recommendation:

AWDM/1462/25 (listed building consent) **REFUSE** for the reason:-

The proposed works, by reason of location and detailed design, result in unacceptable harm to the special architectural and historical qualities of this Grade II* listed building contrary to policy DM24 of the Worthing Local Plan, and the relevant paragraphs of the National Planning Policy Framework and fails the statutory tests in Sections 16(2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

AWDM/1607/25 (full application) **REFUSE** for the reason:-

The proposed works, by reason of detailed design, result in less than substantial harm to the visual amenity of the Park Crescent Conservation Area which are not outweighed by any public benefits contrary to policy DM24 of the Worthing Local Plan (2023), and fails to satisfy paragraphs 135, 213 and 215 of the NPPF.

Informative

1. Refused no discussion

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

Case Officer: Finlay Gardner Date: 12/03/2026

Authorised by: Louise Prew Date: 18/03/2026