



THE WORTHING SOCIETY

[REDACTED]
Head of Planning & Development
Adur & Worthing Councils
Town Hall
Chapel Road
Worthing
BN11 1HA

17 March 2026
[REDACTED]

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/0118/26 - 9 WARWICK ROAD WORTHING WEST SUSSEX BN11 3ET

Application for Listed Building Consent for internal changes including new staircase to basement, walls to utility, chimneys opened up, removal of ground floor wall and creation of front door lobby, sliding door at first floor, second floor bathroom and removal of walls and external enclosure of part of second floor balcony to create orangery.

Thank you for requesting our comments in respect of this application for Listed Building Consent. The plans relate to a Grade II Listed Building which is part of an historic Regency terrace within the newly extended Steyne Gardens Conservation Area. These properties are fragile and date from circa 1803.

I have now discussed the application with our Heritage Team and we do have serious concerns. There would be too much alteration to the interior layout and loss of fabric, so that the original early C.1900 design and layout would be lost. The internal design is an important aspect of the building's listed status and historic character.

Given the fragility of the building and age of the brickwork, it is very likely there would be difficulty in altering the chimney breasts. This is a terraced building and the works could have a serious impact on the adjoining listed properties with potentially serious structural problems. We do not have architectural qualifications but would respectfully suggest that the opinion of a structural engineer may be necessary here.

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In terms of Planning Policy, we consider that the application is not consistent with Policy DM 24 of Worthing's Local Plan or the Planning (Listed Buildings and Conservation Areas) Act 1990. The Heritage Team have noted the comments of Historic Buildings and Places (formerly AMS) and the Conservation Consultant for Adur and Worthing Council. We concur with their assessment of the proposal.

In summary and for the reasons stated, the Society objects to this application for Listed Building Consent.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

Cc: [REDACTED] Design & Conservation Architect, Adur & Worthing Councils

Cc: [REDACTED] - Worthing Society Heritage Team Lead

Cc: Planning Dept., Adur & Worthing Councils (REDACTED)