

Heritage Statement

Proposal:
Repair/Replacement
of
Roof Covering
to
front and rear

Site:
54 Church Road
Tarring
West Sussex
BN13 1HG

Applicant:
Mr and Mrs D Whipp

Introduction

1. This Heritage Statement has been produced by Moore:Design Consultancy, on behalf of the applicants, Mr and Mrs D Whipp. It relates to an application seeking listed building consent for a replacement roof covering to No. 54 Church Road, a Grade II listed building (NHLE ref: 1250180), as the roof covering is showing signs of failure. The location of the building, hereafter referred to as the 'Site', is indicated within the included Location and Block Plan drawing 510/26/P/01 which forms part of this application.

Purpose of this Statement

2. In accordance with the requirements of Paragraph 189 of the National Planning Policy Framework (NPPF) 2019 this statement describes the significance of the designated heritage asset, namely listed buildings forming a terrace of three dwellings at No's. 54-58 Church Road Tarring, and assesses the effect of the proposed development on that significance. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy.
3. The purpose of this Heritage Statement is to assist with the determination of the application by informing the officers on the effects of the proposed development on the historic built environment. Value judgements on the significance of the heritage asset affected are presented and the effects of the proposals upon that significance is appraised. The site and its surroundings have been observed and assessed by the author following a site visit made on 10th March 2026 in good weather and is supported by the photo sheet, 510/26/P/03.

Policy Context

Legislation

4. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. For the purposes of this application, the relevant considerations are Sections 16, 66 and 72 of the 1990 Act. Section 66(1) places a duty on the decision maker 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."*
5. Section 72(1) deals with conservation areas, stating:
In the exercise, with respect to any buildings or other land in a conservation area [...] special

attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

6. There is a strong statutory presumption against granting planning permission for any development which would fail to preserve the special interest of the listed building or the character or appearance of a conservation area. However, the presumption is capable of being overcome in certain circumstances, as is identified within the NPPF.
7. For the purposes of this assessment “preserve” means to do no harm. Harm is defined by Historic England as change which erodes the significance of a heritage asset.

National and Local Planning Policy and Guidance

8. Relevant National and Local Planning Policy is set out in Appendix 1 (Main Heritage Statement) which references the National Planning Policy Framework (NPPF – 2019) and Adur & Worthing Local Plan.

Assessment of Heritage Significance

9. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets. Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected and any contribution made by their setting (paragraph 189 of the NPPF) is therefore fundamental to understanding the scope for and acceptability of change.
10. An assessment of the significance of No. 54-58 Church Road is provided below. In accordance with paragraph 189 of the NPPF, the descriptions are proportionate to the asset's significance and are sufficient to understand the nature of any impact the proposals may have upon that significance.
11. The Site comprises the remains of a late 19th century terrace which retains its original front elevation. The building was listed grade II (1250180) in October 1975 and is described as follows:

CHURCH ROAD .1 5406 (South Side) West Tarring Nos 54 to 58 (even) TQ 1304 SW 15/188
20.10.75. I 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.

In summary, the significance of No. 54 Church Road is derived from:

- Historic interest: which manifests in the front façade and the direct access onto Church Road
- Architectural interest: is likewise limited to the building's main street frontage, materials and details which provide a good example of 19th century domestic architecture in an urban provincial context.
- Archaeological interest: is potentially connected with the plot's Medieval origin; however, it is not relevant to this assessment due to the nature of the proposals.
- Artistic Interest: No. 54 Church Road is of artistic interest given the coursed cobble walling and brick quoins to the principal elevation.

Impact Assessment and Policy Compliance

12. The proposal comprises replacement roof coverings to the western third of the terrace that will replicate the existing roof coverings. The proposals will result in no change in the building's external appearance in shape or form other than careful selection of a blend of new and re-used clay and slate tiles to refurbish a roof that is showing signs of age and reduced effectiveness in protecting the structural fabric under.
13. Following advice it is proposed that the roof is stripped and the existing clay tiles inspected. Where possible the original tiles, if found to have a reasonable remaining life will be reused and any shortfall made up by a suitable handmade clay tile; Tudor Traditional Handmade Clay Plain Roof Tile - Dark Antique blended to ensure a colour gradation across the roofscape. Similarly the rear cat slide, in better condition, will be inspected and where required a natural slate will be adopted to refurbish the roof. The applicant is willing to discuss alternative tiles with the Conservation Officer to reach a satisfactory conclusion.

14. In our view the proposed scheme meets the requirements of relevant national and local heritage policy and is in accordance with the guidance identified above.
15. The proposed replacement roof covering would not result in any harm to the significance of heritage assets. The significance of No.54 Church Road and the Tarring Conservation Area would be sustained in accordance with paragraphs 192 and 193 of the NPPF. There would be preservation for the purpose of the decision maker's duty under Sections 16(2) and 72(1) of the 1990 Act. Paragraphs 195 and 196 of the NPPF are not engaged and the scheme would be in accordance with relevant local planning policies.
16. In our view the proposed scheme meets the requirements of relevant national and local heritage policy and is in accordance with the guidance identified above.

Conclusion

17. The proposed replacement roof coverings would not result in any harm to the significance of heritage assets. The significance of No. 54 Church Road and the Tarring Conservation Area would be sustained in accordance with paragraphs 192 and 193 of the NPPF. There would be preservation for the purpose of the decision maker's duty under Sections 16(2) and 72(1) of the 1990 Act. Paragraphs 195 and 196 of the NPPF are not engaged and the scheme would be in accordance with relevant local planning policies.
18. The proposed repairs will help to secure a sustainable beneficial use within the Grade II listed building and thus enhance the building's long term viability in accordance with the overarching NPPF objective of achieving sustainable development.

Gerald Moore BA Dip Arch

13th March 2026

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