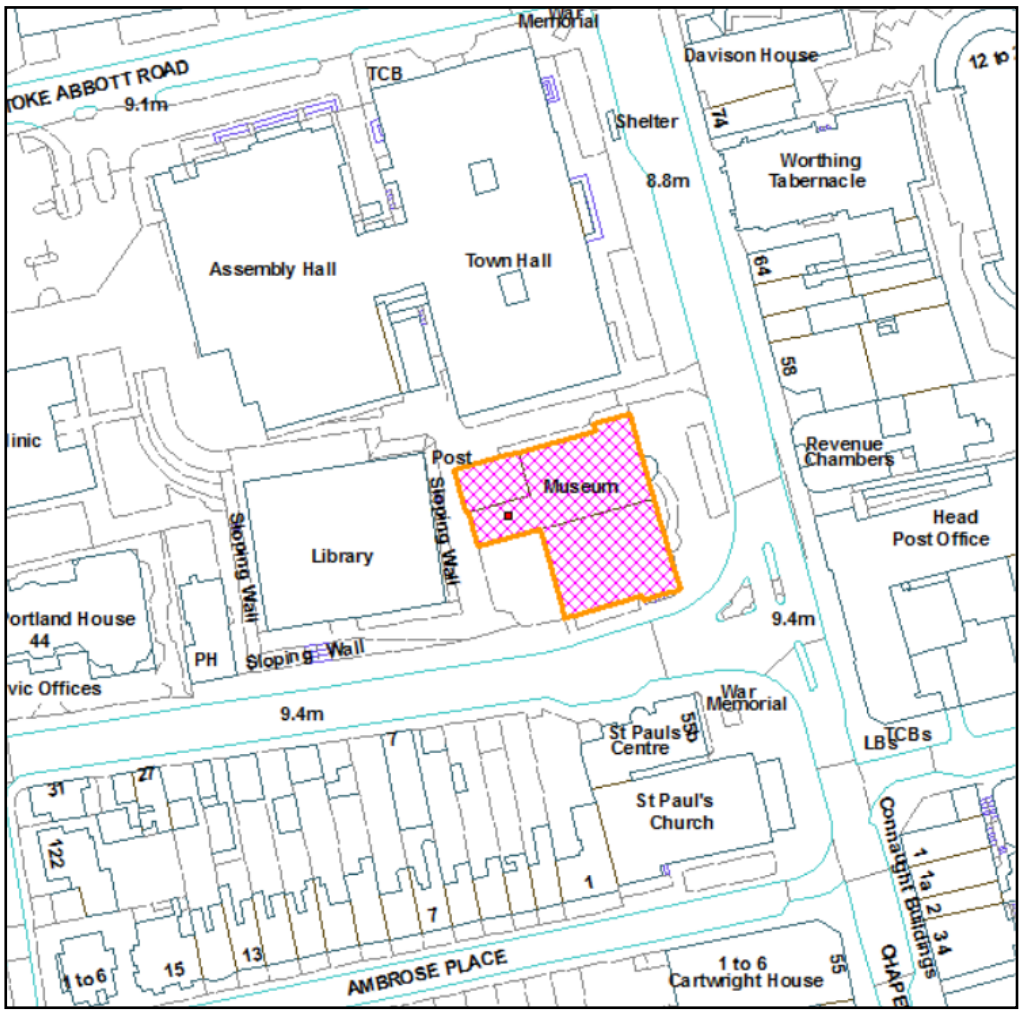
Application Number:	**AWDM/0085/25**	**Recommendation - GRANT CONSENT**
Site:	**Worthing Museum, Chapel Road, Worthing, West Sussex BN11 1HP**	
Proposal:	**Application for Listed Building Consent for photovoltaic panels to be installed on roof, removal of roof lantern, installation of cooling unit and access gantry on roof, new internal pipework and removal and replacement of radiator.**	
Application Number:	**AWDM/0160/25**	**Recommendation - APPROVE**
Site:	**Worthing Museum Chapel Road Worthing West Sussex BN11 1HP**	
Proposal:	**Photovoltaic panels to be installed on roof, removal of roof lantern, installation of cooling unit and access gantry on roof.**	
Applicant:	Kevin Smith, Adur and Worthing Councils	Ward: Central
Agent:	AECOM	
Case Officer:	Louise Prew	



Not to Scale

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Site and Surroundings

The site is located on the northwestern corner of Chapel and Richmond roads. It contains Worthing Museum, a two storey detached building built in the Edwardian Baroque manner. The building is Grade II listed.

The list entry sets out that the building was originally built as the Worthing library, museum and art gallery. It was designed by the architects Crouch, Butler and Savage, the library funded by Andrew Carnegie, opened on 14th December 1908. The library moved out of the building when the new library was built to the rear in the 1970s.

The Museum is surrounded by a number of other civic buildings including the Grade II listed Town Hall to the south.

The site is situated within the Chapel Road conservation area.

Proposal

The application seeks alterations to Worthing Museum to prepare it for connection to the district heat network and reduce carbon emissions.

The scheme includes the following elements as set out in the design and access statement:

The installation of the new pipework distribution is to be carried out in a manner sympathetic to the building, with new services concealed where possible, and otherwise laid true and parallel to building fabric, and to avoid all feature plasterwork and timber work including door frames, cornices, dados etc. The new roof mounted chiller providing cooling to the galleries has been located to minimise the visual impact.

The extensive existing pipework services are to be removed, including the original heating and the more recent refrigeration pipework serving the main galleries.

In order to consider the intended future 'Let in the Light' development, new pipework services are to be installed for the heating services, and a new chilled water service is to be installed to replace the cooling function of the existing refrigeration services which heat the main galleries (refer to attached 60731756- ACM-WMA drawings for further details of pipework locations).

The installation of Photovoltaic Panels is to take advantage of the opportunity to reduce grid electricity use. External street facing elevations are generally not to be provided with PV panels due to avoid disrupting the building view from street level, with the exception of the south face of the later extension of the north wing.

1no. roof lantern to the lower central roof is to be removed, and a Big Foot access gantry and associated plant work required for PV system and new heating pipework is to be installed. The adjacent roof lights will partially conceal the access gantry so the visual impact will be minimal. There is currently no means of access onto the roof, therefore the proposed access gantry will provide a safe means of access to the roof for maintenance and associated works which is compliant with CDM requirements. The below photo 1 shows the roof lantern to be stripped out, and the adjacent window which will provide access to the roof. The radiator beneath the window is also to be removed.

The application is before the Committee for determination due to the Council's land ownership of Worthing Museum.

Relevant Planning History

AWDM/1348/24: Application for Listed Building Consent for Secondary glazing to be installed throughout the building. Permitted 24/01/2025

Consultations

Adur & Worthing Councils:

Conservation Architect: Following discussions with the Council's conservation architect, he has advised that the proposal is acceptable from a conservation perspective as the scheme has been designed to minimise impacts on the listed building.

Environmental Health: There are no adverse EH comments for this application

Worthing Society:

Thank you for requesting our comments in respect of the above application for Listed Building Consent. The Museum is a landmark Grade II Listed building located in the Civic Centre of Worthing and within the Chapel Road Conservation Area.

I have now had the opportunity to discuss the plans with our Heritage Team who, following a meeting with the Conservation Officer, appreciate that the removal of the lantern light, which is currently unused, would not cause any harm to the interior of the building. In addition, the photovoltaic panels would be positioned on later additions to the building, or where they would not be seen.

In summary and on that basis, we agreed no objection.

Representations

None received to date. Any received prior to Committee will be reported at the meeting.

Relevant Planning Policies and Guidance

National Planning Policy Framework (2024)
Planning Practice Guidance
Worthing Local Plan 2020-2036 (2023): DM5, DM8, DM16, DM17, DM24

Adapting Historic Buildings for Energy and Carbon Efficiency (Historic England Advice Note 18 (HEAN 18))

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 16 of Planning (Listed Building & Conservation Areas) Act 1990 which requires that in considering whether to grant listed building consent for any works the local planning authority shall 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.

Planning Assessment

Principle

The Council has declared a climate emergency and is working to decarbonise developments in Worthing. Historic England has produced an advice note (HEAN18) which highlights the importance of ensuring historic buildings continue to change and evolve to contribute to a greener future. As set out in policies DM16 and DM17 of the Local Plan developments should seek to provide opportunities for sustainable design and energy provision. The principle of providing a more sustainable energy solution to this heritage asset is therefore supported subject to ensuring the special character of the listed building and conservation area are preserved. Other material considerations also relate to the impact on residential amenity.

Design and conservation

Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the listed building and its features of special architectural or historic interest, and the Chapel Road conservation area as set out within sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Paragraph 207 of the National Planning Policy Framework (the NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

This is reflected in Local Plan policy DM24 which states that planning permission and/or listed building consent will only be granted provided that the appearance, significance, or historic character of the listed building is not adversely affected.

Photovoltaic panels

The proposal includes a number of photovoltaic panels on the building. The location of the panels has been discussed with the Council's conservation architect who has advised that the panels should be placed in areas of lower heritage interest. This is an approach supported by Historic England in their advice note which states that installation of panels will be generally acceptable in hidden from view and that they will not generally be acceptable on principal roof slopes.

In this case the panels are not proposed on either the main roof slope facing Chapel Road or the roof slope facing Richmond Road. The panels are limited to the west facing roof slope and newer flat roofs to the rear of the building. Some views of the panels will be visible in views east along Richmond Road but these are considered to be less sensitive parts of the building than the main roof slopes, minimising impacts on the building’s special character.

From the north looking south along Chapel Road there may be glimpses of the west facing solar panels. These would be limited in nature with the Town Hall obscuring views of this part of the building with only a small section of that roof visible in views from Chapel Road.

It is noted that the means of attaching the panels to the roof has not yet been agreed. It is therefore necessary that details of the means of affixing the panels to the roof are secured by condition prior to the panels being installed.

Removal of roof lantern, proposed gantry and cooling unit

The proposal also involves the removal of one of the four roof lanterns on the roof of the ground floor. The roof lantern to be removed is the one tucked right into the rear of the building. It will be replaced with a cooling unit and gantry to provide access to the roof. These elements of the proposal will largely be hidden by the existing building and may only be glimpsed in views from Richmond Road and therefore the Chapel Road conservation area.

Internal works requiring listed building consent

As part of the listed building consent new pipework will be installed throughout the building with existing pipework removed. As set out in the Design and Access Statement, this “is to be carried out in a manner sympathetic to the building, with new services concealed where possible, and otherwise laid true and parallel to building fabric, and to avoid all feature plasterwork and timber work including door frames, cornices, dados etc”. An internal radiator will also be removed. It is considered that the proposals are acceptable and will preserve the character and appearance of the listed building. As set out above, the conservation architect has raised no objection to the proposals.

Residential amenity

The nearest residential buildings are located to the south of the building on the southern side of Richmond Road. The rear walls of these dwellings, which front Ambrose Place, are located over 40 metres from the museum building. The proposed development is considered sufficiently separate from these properties and is also partly screened by trees, particularly in summer, which ensures that there would be no adverse amenity impacts on these properties.

Energy and sustainability

As set out above, the proposals are as a result of the Council's plans to decarbonise existing buildings. In this case the scheme is being connected to the district heat network currently being developed in the town centre. This will remove the need for the gas service currently in the building.

The proposals are therefore to enable the new pipes to be run through the building. An opportunity to provide solar panels as encouraged by policy DM17 have also been proposed. As outlined in the design and access statement “it is expected that the new services will reduce the carbon production and increase the energy efficiency of the heating system which will minimise the effects of climate change”.

Conclusion

It is recognised that alterations are required to the building to enable connection to the district heat network and that there are wider opportunities to improve the sustainability

of the building through the provision of the photovoltaic panels. The proposals are considered to balance the needs of improving the sustainability of the building while ensuring the special interest of the building and wider conservation area are preserved.

Recommendation

GRANT Listed Building Consent subject to Conditions:-

1. Approved plans.
2. Standard time limit.
3. Materials as specified
4. Protect listed building
5. Make good damage to listed building

GRANT Planning permission subject to Conditions:

1. Approved plans
2. Standard time limit
3. Means of affixing PV panels to the roof