



THE WORTHING SOCIETY

[REDACTED]
Principal Planning Officer
Planning Department
Worthing Borough Council
Town Hall
Chapel Road
Worthing
BN11 1HA

24 March 2026

Email: [REDACTED]

Dear [REDACTED]

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/0009/26 - THATCH COTTAGE, POND LANE, WORTHING, BN13 2RH

Sub-division of existing dwelling plot to provide 2no. 2-storey, semi-detached houses to west side garden, repair of fire damaged Listed building (including reinstatement of thatch roof), enlargement of existing car parking to east side accessed off Pond Lane to provide shared parking area with bin/cycle store.

AWDM/0010/26 - THATCH COTTAGE, POND LANE, WORTHING, BN13 2RH

Application for Listed Building Consent to repair fire damaged Listed building including reinstatement of thatch roof and associated internal and external restoration works.

Thank you for requesting our comments in respect of the above mentioned Planning Applications. The plans relate to a relatively compact site including a Grade II Listed Building which is badly in need of extensive restoration following a serious fire. Unfortunately the owner was unable to make a successful insurance claim and the property has become derelict. We are, of course, very concerned about the ongoing deterioration and damage to the fabric of the building.

I have discussed the plans with our Heritage Team and our initial thoughts are that although this could be a way forward and would include the restoration of the Listed building, we do have concerns about the design of the new cottages and how they would relate to the 'setting' of the Listed building. We consider there would need to be some changes in roof height and design to complement the scale and prominence of Thatch Cottage.

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The pair of new cottages are currently shown as a somewhat 'tight fit' on the available site area, giving the impression of overdevelopment of the available area. In fact, the western end of the Listed building would be close to the gable wall of the proposed new cottage. The roofs have a higher ridge line than those previously built along the lane, which could 'overwhelm' the visual appreciation of the Listed building. An alternative design could be a 'butterfly roof' or to reduce the eaves to incorporate the windows of the new cottages. Perhaps consideration could be given to re-design to incorporate a lower building in the style of a 'coach house' with a Sussex hipped roof.

In addition, we suggest the elevations, as proposed, are rather bland and could be softened to add more character. There are no chimney stacks or porch canopies and the inclusion of Upvc windows here would not complement the Listed building. This aspect is, we feel, very important as the new cottages would be quite close to the lane and would contribute to the street scene.

Whilst we would welcome the proposed restoration of Thatch Cottage and appreciate this is a challenging site, due regard must be given to the 'setting' of this Listed building as part of the overall scheme. In our view, the present proposal falls short in this respect and would not be consistent with the Planning (Listed Building & Conservation Areas) Act 1990 and Policy DM24 of the Worthing Local Plan.

In summary, we look forward to the possibility of seeing revised plans to address these issues and which, in due course, the Society will feel able to support.

I hope this is helpful at this stage.

Yours sincerely,

[REDACTED]

[REDACTED].

Cc: [REDACTED], Adur & Worthing Council

Cc: [REDACTED] - Worthing Society Heritage Team Lead

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