# Development Management – Delegated Officer Report

**Application Number: AWDM/0516/25** **Recommendation – APPROVE**

**Site:** 5 Liverpool Terrace Worthing West Sussex

**Proposal:** Application for Listed Building Consent for removal of the external staircase at the rear of the property

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**Proposal:** Removal of the external staircase at the rear of the property

**Date of site visit:** 06/05/2025

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**
The site is located on the western side of Liverpool Terrace. The property contains a four-storey mid-terrace building in use as offices. The building is Grade II listed with the following listing:

"LIVERPOOL TERRACE 1. 5406 Nos 1 to 12 (consec) TQ 1402 NE 3/20 TQ 1402 SE 4/20 11.10.49. II GV 2. 1830-1835. Possibly designed by Amon Henry Wilds of Brighton, but Edward Snewin's "Glimpses of Old Worthing" gives the Architect as Henry Cotton. 4 storeys and basement with area (an extra storey added to Nos 8 and 10), 4 windows each. Stuccoed, the ground floor rusticated. Curved bay of 3 windows each on all floors including the basement. Cornice and parapet. Stringcourse above 1st floor. Iron balconies on 1st floor (replaced at Nos 8, 11 and 12). Instead of an iron balcony No 10 has a narthex or colonnade of 5 large Doric columns over the pavement with a wide stuccoed balcony above having a balustrade supporting urns. Nearly all glazing bars intact. Rectangular fanlights to doorways and 8 panelled moulded doors. Railings to basement areas and front steps, with finials in form of spears impaling crescents.

Nos 1 to 12 (consec) form a group"

The site is within South St Conservation Area.

**Proposal**

The proposal is to remove the external staircase and make good the rear wall of the building.

**Relevant Planning History:**

None relevant

**Consultations:**
**Conservation architect:** In listed buildings, dealing with redundant or decommissioned fire escape stairs requires balancing fire safety regulations with the preservation of the building's historic character. While removing a redundant stair may seem simple, it often requires Building Control approval and can trigger a need for a fire risk assessment and potentially mitigation measures.
I believe that removing or modifying an external fire escape is considered "building work" and requires Building Control approval. This ensures that any changes comply with building regulations and that the remaining escape routes are adequate.
I presume the Architects have discussed their proposals with Building Control, and as long as Building Control are satisfied that no further internal works are required, then I have no objections to this application.

**Representations:**

None received

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM11, DM24
National Planning Policy Framework (2023)
National Planning Practice Guidance

**Planning Assessment**

The proposal is to remove the staircase and make good the rear wall of the building. The applicant has provided the following justification:

*“Given its poor condition it is causing visible damage to the existing building fabric. The structure is no longer functional, and its deteriorating state poses both a safety hazard and a risk to the continuing decay of the building's original fabric. Removal of the staircase is considered to be necessary for the continued preservation of the building and the safety of its occupants.”*

The staircase, located to the rear of the building, is in very poor condition. It is unlikely to be an original feature as similar staircases are not found on the other buildings within the terrace. As noted by the conservation architect the removal itself is acceptable subject to the assurance that no other internal changes that may affect the listed building would be required. The applicant has confirmed

the staircase does not form part of the building's fire escape route and no other changes are required.

The removal is considered to preserve the special architectural qualities of the listed building.

The upper parts of the staircase are visible to the rear from Field Row. However, its removal will have a negligible impact on the conservation area and is considered to preserve its appearance.

The removal of the staircase would improve residential amenity as it would remove the ability of people to use the staircase in proximity of neighbouring windows.

**Recommendation**

**Listed building consent - APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Protect listed building from damage
5. Make good damage within two months

**Full application** - **- APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

**Informative**

1. Approved without amendment

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

Case Officer: Louise Prew Date: 20/06/2025

Authorised by: Peter Barnett Date: 20 June 2025