

Development Management – Delegated Officer Report

Application Number: AWD/0651/26 Recommendation: APPROVE

Site: 41 - 43 South Street Worthing West Sussex BN11 3AW

Proposal: Replacement of three ATMs on the front elevation with new machines; and condenser units to rear roof

Application Number: AWD/0652/26 Recommendation: APPROVE

Site: 41 - 43 South Street Worthing West Sussex BN11 3AW

Proposal: Listed Building Consent for replacement of three ATMs on the front elevation and reinstate manifestation; replacement of the roof covering to the flat roof above the staff area (roof 5); refurbishment of the ground floor interior, installation of replacement internal ATM machines, full redecoration and the formation of new staff room and toilets at ground floor.

Date of Site Visit: Conservation consultant visited for previous application

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site relates to the three-storey Lloyds bank building located on the corner of South Street and Liverpool Road within the town centre and Primary Shopping area. The site is a Grade II listed building located within the South Street Conservation Area.

The listed buildings register contains the following description:

SOUTH STREET 1. 5406 (West Side) Nos 41 and 43 (Lloyd's Bank) TQ 1402 NE 3/126 II 2. Circa 1870. Partly included for its very prominent position at the crossroads between the 2 main streets of the centre of the town. The facade is in 4 straight sections angled round the curve between South Street and Liverpool Road. 3 storeys and attic. Stuccoed. 8 sash windows, 2 to each section, enclosed within an order of 18½ fluted polished granite Corinthian pilasters (paired at ends of each section and to left-hand doorway), supporting entablature and parapet (with 3 pairs of openings for dormers). Moulded frames and pendants to 2nd floor windows. Segmental pediments on brackets to 1st floor windows. Moulded arches on imposts to ground-floor windows, with fielded panels below.

The branch also occupies a neighbouring building located on Liverpool Road that although amalgamated into the bank building, it possesses a distinctly different

elevational appearance possessing a clear shopfront addition at ground floor level and elevations formed of sandstone with impressive windows formed with stone mullions and transoms. The building also possesses a number of flat roofed components to the rear of the building.

Proposal

The application relates to internal refurbishment works, replacement of three existing ATM machines, and the installation/replacement of condenser units to the rear roof area.

The internal works are concentrated at ground floor level and relate principally to the modern banking fit-out, customer areas, staff facilities, partitions, finishes and associated fittings.

Relevant Planning History:

00/00996/FULL - Installation of two ATM machines to the South Street frontage of No. 41-43 and one ATM to 32 Liverpool Road frontage (for disabled use) together with alterations and new entrance doors

STATUS: Conditional Consent 20th November 2000.

00/00997/LBC - Application for Listed Building Consent for the installation of two ATM machines to the South Street frontage together with alterations and new entrance doors

STATUS: Conditional Consent 20th November 2000.

00/00998/ADV - Installation of one non-illuminated projecting hanging sign and one illuminated logo sign to proposed ATM machine (frontage of 32 Liverpool Road) and two illuminated logo signs to proposed ATM machines to frontage No. 41-43 South Street

STATUS: 20th November 2000.

03/00417/ADV - Installation of 3 internally illuminated A.T.M. box signs

STATUS: 28th May 2003.

03/00418/LBC - Application for Listed Building Consent for the installation of 3 internally illuminated A.T.M. box signs

STATUS: Conditional Consent 28th May 2003.

AWDM/1036/19 - Listed Building Consent for internal alterations for remodelling of ground floor layout and replacement of floor, wall and ceiling finishes and external alterations comprising application of opaque window film to some windows and 3no. semi circular glass panels above ATMs all on north elevation for Lloyds Bank.

STATUS: Application Permitted 19th August 2019.

AWDM/0845/25 - Installation of internally illuminated Fascia signs, internally illuminated projecting signs and internally illuminated other signs

STATUS: Pending Consideration .

AWDM/1106/25 - Application for Listed Building Consent for Installation of internally illuminated Fascia signs, internally illuminated projecting signs and internally illuminated other sign

STATUS: Pending Consideration .

AWDM/1543/25 - Temporarily remove and reinstate suspended ceiling and grid to allow for the removal and disposal of ACMs; external fabric repairs & maintenance which include but not limited to remove vegetation from parapet gutters and chimney, clean and repair cast iron gutters and downpipes, re-fix dislodged slates, replace missing or damaged slates, reinstate loos or missing lead flashing & gutters, make good chimney flaunching, removal of modern roof lanterns at ground floor level and roof infilled. Relocation of the staff kitchen from second to first floor.

STATUS: Application Permitted 11th May 2026.

Consultations

Heritage Consultant: No objection – no harm (Comments incorporated into the assessment below)

The Worthing Society: No response

Environmental Protection: - Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

A Environmental Noise Survey and Plant Noise Assessment Report (ref:33195/PNA1/Rev1, dated:25/06/2026) was submitted in support of this application. The report indicates there will be no adverse impact on the surrounding residential properties as a result of the intended units. Following completion of the installation, a test shall be undertaken to demonstrate that the proposed levels in the scheme are accurate and protect the residential unit from noise.

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13, DM22, DM24

National Planning Policy Framework (MHCLG 2026)

National Planning Practice Guidance

Planning Assessment:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, 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.”

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

The LPA's duties are reinforced within Section 20 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Other elements held within Section 20 are considered as will policy DM24 of the Worthing Local Plan.

Visual Amenity, impact on the listed building and conservation area

The application relates to internal refurbishment works, replacement of three existing ATM machines, and the installation/replacement of condenser units to the rear roof area. The building is a Grade II listed former/continuing bank premises occupying a prominent corner position within the South Street Conservation Area. Its significance is principally derived from its external architectural composition, including the curved corner elevation, polished granite Corinthian pilasters, arched ground floor openings, upper floor window detailing and its wider townscape presence. The submitted heritage statement identifies the external elevations, historic form and long-established commercial use as the principal contributors to significance, while noting that the affected areas largely comprise modern banking fit-out, later interventions and service installations. The Historic England list description also identifies the building's prominent position and richly detailed stuccoed elevations as key elements of interest.

The internal works are concentrated at ground floor level and relate principally to the modern banking fit-out, customer areas, staff facilities, partitions, finishes and associated fittings. On the basis of the information submitted, little of the ground floor interior appears to retain features of special architectural or historic interest, and the works would not result in the loss of significant historic fabric or important internal plan-

form. The proposed alterations are therefore considered to have a neutral impact on the significance of the listed building.

The internal refurbishment includes new floor and wall finishes, replacement suspended ceiling areas, reconfigured staff and customer facilities, kitchen and WC fit-out, furniture, self-service equipment and associated service works. These elements appear to relate to modern banking occupation and later fit-out rather than to features of special architectural or historic interest. No works are shown to principal staircases, significant structural walls, historic joinery, decorative plasterwork, strongroom fabric or other identified features of special interest. On this basis, the internal works are acceptable, subject to any previously concealed historic fabric unexpectedly exposed during the works being retained in situ and reported to the Local Planning Authority before further works proceed in that area.

The proposed condenser units are located on the rear flat-roofed single-storey element. This part of the building is of no identified historic or architectural interest and appears to represent a later functional addition. The roof plant would therefore affect an area of low or negligible significance and would not adversely affect the special interest of the principal listed building, its setting, or its contribution to the conservation area.

The principal heritage consideration is the replacement of the ATMs on the main elevation. The shopfront/elevation is of high architectural interest, particularly because of the quality of the ground floor openings and their contribution to the overall composition of the building. However, the submitted ATM details show replacement multi-function devices installed within existing glazing/window apertures, with replacement glazing or infill panels to suit the new aperture requirements. On this basis, a condition will be applied prohibiting any alteration to the existing window apertures and requiring the new ATM units to be sited wholly within those existing apertures. Subject to that control and provided the works do not require alteration to the surrounding historic shopfront framework, pilasters, masonry, architraves or other architectural detailing, the works would preserve the character and appearance of the principal elevation. The change would be read as a replacement of modern banking equipment within an established location rather than as an alteration to significant historic fabric.

Signage for the ATMs has been submitted under separate applications which are under consideration.

Overall, the proposal is considered to preserve the special architectural and historic interest of the listed building and the character and appearance of the South Street Conservation Area. The works are limited in scope, principally affect modern or low significance fabric, and support the continued active use of the building as a bank. No objection is therefore raised on heritage grounds.

For the purposes of listed building consent, the proposal has been assessed having special regard to the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works would preserve the special architectural and historic interest of the listed building, as they are limited to modern or low-significance fabric, retain the principal architectural composition and are subject to

conditions controlling the ATM apertures and any unexpectedly exposed historic fabric. The proposal is therefore considered to accord with Section 16 of the NPPF, which requires heritage assets to be conserved in a manner appropriate to their significance and great weight to be given to their conservation, and with Policy DM24 of the Worthing Local Plan, which requires listed building works to avoid adverse effects on appearance, significance or historic character.

For the purposes of planning permission, the proposal has also been assessed having special regard to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, including the desirability of preserving the listed building, its setting, and the character or appearance of the South Street Conservation Area. The external works would be visually limited, would retain the ATMs within the established window apertures, and would place roof plant on a rear modern flat-roofed element of negligible significance. The proposal would therefore preserve the character and appearance of the conservation area and would not harm the setting or significance of the listed building. It is consequently considered to accord with the heritage objectives of the NPPF and Policy DM24 of the Worthing Local Plan.

Residential Amenity

The main impact on residential amenity will come from the condensers which are located on the rear roof. The applicant submitted *Environmental Noise Survey and Plant Noise Assessment Report* in support of the application. The report concluded that "An assessment has been carried out to determine the plant noise emissions at the nearest noise sensitive window. The assessment indicates that the proposed plant, should be capable of achieving the proposed environmental noise criteria at the nearest noise sensitive residential window". This has been reviewed by the EHO who had no objection subject to a post installation test to confirm the units meet the standards. This will be secured by condition.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. In accordance with noise assessment and test after installation
4. Hours of work

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. During construction if previously concealed historic fabric is unexpectedly exposed this must be reported to the LPA before works proceed
4. Prohibition of any alteration to the existing window apertures and requiring the new ATM units to be sited wholly within those existing apertures
5. Protect listed building
6. Make good damage

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Louise Prew

Date: 17/09/2026

Authorised by: Jo Morin

Date: 17.09.2026