BUILDVIEW

Design, Access & Heritage Statement

Property: 22 West Street, Worthing

Application: Retrospective Householder Planning & Listed Building Consent

Proposals:

- Single-story rear extension (retrospective)
- Removal of chimney stack (retrospective)

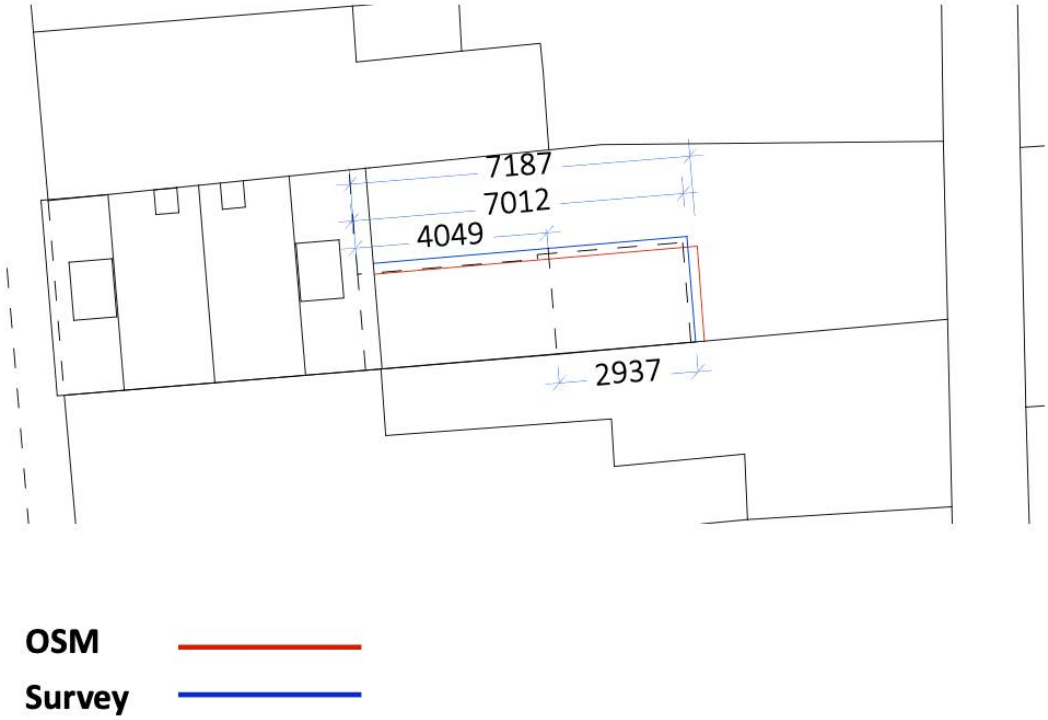


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1. Introduction

This application seeks retrospective Listed Building Consent for existing rear extensions and associated works at 22 West Street, Worthing — a Grade II listed mid-terraced cottage within a designated conservation area.

The property was listed in 1976, with historic OS mapping from 1907 clearly identifying the presence of a rear extension at that time. Additionally, the utility element that currently exists was also in place prior to the current owners' purchase in March 2000. The below diagram shows the reader the measured survey findings overlayed over the CAD Planning map required to support his application:



Not long after the purchase, retrospective planning permission was secured for the removal of the wall between the lounge and sitting room (REF: 00/00985/LBC). Since the 2000 purchase, no further changes or additions have been made to the building other than a further application (REF: AWDM/0758/13) was made and approved in 2013 for the replacement of timber sash windows

Crucially, the rear extension and utility element were already in situ at the point of purchase and have remained unaltered for over two decades. Listed Building Officers have visited the property in the intervening years and raised no objections or concerns regarding these structures, which indicates a longstanding de facto acceptance of the works.

The purpose of this application is to formally regularise the historical existence of these elements, given the absence of an identifiable planning or listed building consent timeline for the rear extensions, despite clear evidence of their long-standing presence.

2. Site & Setting

No. 22 forms part of a coherent run of 19th-century cottages (Nos. 16–26), all Grade II listed. Located within a designated conservation area, the terrace makes a positive contribution to the local streetscape through its scale, detailing, and consistent form. Characteristic features of the group include:

- Timber sash window
- Stuccoed cobble elevations, particularly to the rear
- Right-handed stable entrance doors
- Mansard tiled roof

The property backs onto a small enclosed garden typical of the period and is bounded by cobble and brick boundary walls that reinforce the area’s historic character.

3. Rear Extension

Historic OS maps dated 1907 confirm the existence of a rear projection at No. 22 West Street, predating the property's Grade II listing in 1976. This extension, alongside a small utility addition, was present prior to the current owners' purchase in September 2000.

The extension remains modest in scale It supports the continued use of the property as a comfortable family dwelling, enabling essential domestic utility functions without visual intrusion or structural impact to the heritage asset.

Materials include painted render to match the painted cobble, a flat grey roof membrane, black rainwater goods, and sympathetic fenestration. These elements blend respectfully with the surrounding terrace and allow the original cobbled rear wall to remain legible and well articulated.

Importantly, the original rear cobbled wall has been retained and remains visible alongside the new smooth-rendered surfaces, offering visual contrast that highlights the historic fabric without pastiche or replication.

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4. Chimney Stack Removal (Retrospective)

The chimney stack to the front elevation of No. 22 West Street has been removed at an unknown date but was not present at the time of purchase by the current owners in March 2000.

Historic references and discussions with the owners confirm that the stack had already been removed prior to their ownership, and before the retrospective Listed Building Consent granted in 2000 for the removal of the internal wall between the lounge and sitting room. Then there was a further application relating to the upgrades to existing timber sash windows, further confirming that the property was subject to heritage scrutiny at the time with no objections raised regarding the absence of the chimney.

There is no record of enforcement action, concern, or refusal related to the chimney's removal, nor any comment made by conservation officers during site visits in the intervening years.

This application now seeks to formally regularise the long-standing absence of the chimney as part of a wider effort to ensure the planning record accurately reflects the current, unchanged state of the property.





5. Layout & Use

The completed extension serves as an ancillary structure to the existing rear kitchen extension, providing practical support functions without altering the principal use of the space. It enhances day-to-day usability while maintaining the established layout of the dwelling. No changes have been made to external access points or the internal arrangement of the main house. The intervention is entirely subordinate in scale and position, ensuring that the original building's form, flow, and hierarchy are fully respected.



6. Scale & Appearance

The completed extension remains modest in both depth and massing and importantly, the scheme retains a meaningful portion of private amenity space, which remains usable, well-enclosed, and proportionate to the scale of the dwelling. As seen in the accompanying image:

- The garden retains its function as a private rear courtyard, typical of historic terraced properties in Worthing.
- The enclosure and surfacing respect the conservation context, with white-painted cobbled boundary walls retained throughout.
- Despite the addition, the external space supports domestic activities (e.g., sitting out, refuse storage, plantings) without appearing cramped or overdeveloped.
- There is no sense of overbearing enclosure either internally or from adjacent properties.



The rear garden, though modest in size, meets the expectations for residential amenity in dense urban settings, and the development has not compromised outdoor usability or character.

7. Heritage Impact

The works carried out at 22 West Street have been undertaken with clear regard for the building's listed status and its contribution to the wider terrace. The rear utility extension replaces a non-original, structurally compromised lean-to with a modest, well-integrated form that does not obscure or harm the historic cobbled rear wall, which remains exposed and legible. The extension's scale, massing and material palette remain visually recessive, maintaining the building's character. The removal of the defective front chimney was required due to structural failure and imminent safety risk. The chimney did not form a symmetrical or highly visible component of the terrace's roofline and its removal does not undermine the group value of the listed properties. The development is not visible from the public realm and causes no harm to adjacent listed buildings or the wider conservation area. As an assumption If the chimney was removed because of structural integrity reasons the proposal aligns with Historic England guidance, supporting sensitive and proportionate adaptation of heritage assets that priorities repair, safety, and continued viable use.

8. Planning Policy References

- NPPF §199–202: Sustaining heritage significance and minimising harm.
  Section 73A TCPA 1990: Supports retrospective applications.
- Worthing Local Plan – Policies SP2 & DM5: Promote sustainable, high-quality development that protects heritage assets.
- Historic England Advice Note 2: Justifies removal of deteriorated features and encourages respectful new interventions.

9. Conclusion

This application seeks to formally regularise long-standing features of the property that have remained unchanged since before the current owner purchased it in 2000.

The rear utility extension was already in place over two decades ago and has continued to support everyday domestic use without compromising the building's architectural integrity, heritage value, or contribution to the conservation area. The chimney stack to the front elevation had also been removed prior to 2000. Its absence was clearly apparent during subsequent planning applications, including those where conservation officers made site visits and raised no objections.

Its removal did not disrupt the roofline or diminish the group value of the terrace and is understood to have been necessary for structural reasons.

Taken together, these elements demonstrate a stable and consistent form over time — implicitly accepted through repeated officer engagement and planning activity. They continue to make a positive contribution to the listed building and have caused no harm to its significance.

The applicant purchased the property in good faith 25 years ago, with the works already in place. She has carried out no unauthorised alterations and has consistently demonstrated a respectful and conservation-led approach, including securing consent for previous internal modifications and window replacements.

To refuse this application now would be both disproportionate and punitive. The features in question have stood unchallenged for over two decades, with no harm identified and no enforcement pursued. This retrospective application offers a fair and transparent means of aligning the planning record with the enduring reality on site.

We respectfully ask the Council to recognise this context and support the application for retrospective Listed Building Consent.