

Application Number:	AWDM/1552/25
Location:	Rose Cottage 202 Salvington Road Worthing West Sussex
Proposal:	Application for Listed Building Consent for removal of chimney and insertion of an access door to East elevation
Case Officer:	Jo Morin

✓	Further Information Required
	Design Review Required
	No objection - no harm
	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	The site forms a 2 storey cottage of late 18th century origin to the northern end of a terraced building. The building has some record of being in commercial use up until the late 20th/early 21st century where it received consent for conversion. The building has been subject to some unauthorised work to which at this stage remain unclear. The council possesses evidence that a single chamber chimney stack was present at the rear of the site and has now been demolished without consent. Under Section 8b of the act the applicants now seek retrospective approval for the demolition of the chimney and also, under section 7 seeks approval for the insertion of a rear door. 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. The LPA's duties are reinforced within Section 16 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 16 will also be considered as will Local Policy. The proposal follows a recent enforcement investigation regarding the demolition
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of a chimney. However the heritage statement provides no detail as to the function of the chimney and indeed what it served. It is noted that the open side of the chamber faces away from the existing building and the rear elevation of the cottage has considerable scarring, indicating a structure of some type was once present. Indeed records as late as the 1973 O/S map going back to at least 1934 record a building in what is now the courtyard. The building is no longer there, and the last remaining part of it, the chimney has been removed. Where has it gone or when did it go being perhaps more relevant.

In order for the council to make a reasoned and balanced decision the applicant in accordance with paragraph 207 of the NPPF should describe the significance of the building in a proportionate manner, this allows not only the applicant but also the authority to gain a full understanding of the circumstances prior to and currently. Did the chimney serve a significant part of the building or was it an improvised addition? Is the chimney contemporary to the entire site or part of a piecemeal addition? These questions and similar through relevant historic research need to be addressed in order to understand the significance of what has been lost. It is also noted a flue is present in some photographs, is this still in place? Does this need consent.

At this stage a site visit has not been conducted on the basis that the applicant must demonstrate significance and justify demolition convincingly on both counts the application is distinctly lacking and fails to satisfy paragraph 207, 213 and 215 of the NPPF.

The applicant should be advised to seek professional assistance to compose a heritage statement of a sufficient standard.

The picture below shows scarring on the walls, left over flashing around the chimney of a pitched roof, the open side of the chamber facing away from the building and an internal paint finish on the wall



Simon Richard

Conservation Consultant for and on behalf of Adur and Worthing District Council

Date of Comment 14/1/26