

Conservation Officer Comments
Amended Plans or Further Details

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Application Number:	AWDM/0325/26
Location:	54 Church Road
Proposal:	Application for Listed Building Consent to re-cover/repair the front and rear roof slopes using plain clay tiles and natural slate
Case Officer:	Jo Morin

	Further Information Required
	Design Review Required
X	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:	54 Church Road forms part of a Grade II listed early-19th-century terrace (Nos. 54–58), recognised for its special architectural and historic interest within the historic settlement of West Tarring. The terrace, listed in 1975, is characterised by coursed flint cobbles, painted brick quoining, camber-headed openings, and an intact modillion eaves cornice—features that collectively express the vernacular building traditions of circa-1800 Sussex domestic architecture. Its old tiled roof, ridge chimneys, and original sash windows contribute to the group value of the terrace, which is formally acknowledged as part of a wider cluster of historic buildings in Church Road and the adjacent Market House. The rear of the cottage and that of its neighbours along the terrace possesses a slate roofed 2 storey lean to extension most probably a late 19th century addition. The immediate setting reinforces the building’s heritage significance. Church Road sits within the long-established village core of West Tarring, an area defined by narrow streets, mature boundary treatments, and a concentration of historic cottages and small-scale dwellings that collectively preserve the character of an 18th–19th-century Sussex village. The terrace at Nos. 54–58 is closely integrated with neighbouring listed structures, creating a coherent historic streetscape where scale, materials, and rooflines remain largely consistent. Although modern amenities and transport links lie within easy reach, the immediate environment retains a distinctly historic grain, with the building’s cobbled façade and traditional detailing contributing to the visual continuity and cultural identity of the area. This setting enhances the building’s heritage value by maintaining its relationship with the surrounding historic townscape and reinforcing the authenticity of its architectural expression. The proposal seeks listed building consent to re-roof the building utilising handmade clay tiles for the main roof slopes and natural slates for the rear lean to. 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
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	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 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.
Drawing Errors:	
Comments:	The approach specified accords with Historic England best practice and will in the first instance re-use any tiles that are removed that are suitable in terms of condition to be relaid. Although a new tile and slate has been specified within the heritage statement no specification of size of clear specification (including photograph) has been supplied, therefore in the interests of making progress with good weather fast approaching this will be secured by condition or can be supplied before a decision is issued. The proposal is generally supported but confirmation is required if a breathable membrane is to be used (if so which one) and if any insulation shall be installed (if so which one). Once these matters have been addressed a positive outcome is likely. The agent should also note that the NPPF has been updated and paragraph 189 now relates to: <i>Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and</i>

	<i>cultural heritage are also important considerations in these areas, and should be given great weight in National Parks</i> Although interesting, it is not particularly applicable in this case and the agent may wish to revise the statement (paragraph 207 not 189) to accurately reflect national policy . In conclusion there is no objection in principle but these minor matters should be addressed to ensure the quality and extent of the works proposed.
Further comment	Following a site visit conducted on the 21/4/26 the samples of the proposed replacement tiles and slate confirm the use of natural slate and handmade clay tiles, the use of the English oak and dark English oak tiles intermixed with the tiles to be removed and relaid is considered to be the most appropriate given the context and association to other properties by way of its terrace format. The updated methodology provided by Moore Design Consultancy is considered appropriate and is accepted. In relation to insulation it was confirmed that the building possesses a cold roof and no alteration involving removal of materials or changes to architectural and historic interest is proposed. As such in accordance with Advice Notes 16 and 18 this is considered to not be a matter for Listed Building Consent. In respect of the the specification for the breathable underlay this is considered to be acceptable and will maintain the vapour permeability within the roofspace. Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal by virtue of materiality, appearance and methodology would not cause harm to the architectural and historic interest of the Grade II Listed Building as a designated heritage asset. As such the proposal is in compliance with Policy DM24 of the Worthing Local Plan and paragraph 135 of the NPPF.

Simon Richard

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

Date of Comment 22/4/26