From: **Richard Small** <richard.small@adur-worthing.gov.uk>
Date: Thu, 26 Jun 2025 at 14:28
Subject: Re: AWDM/0566/25 and AWDM/0567/25
To: Finlay Gardner <finlay.gardner@adur-worthing.gov.uk>

Good afternoon Finlay,

The unauthorised works that appear to have been undertaken to this listed building are the removal of a "lean-to" rear offshoot, followed by the erection of a longer single storey flat roofed extension, and the partial removal of the central chimney stack. Although the drawings show two separate chimney stacks, suggesting the front one was later removed, none of the other properties in this terrace have two separate chimney stacks. The chimneys from the front and rear rooms of the original house would join together within the roof space, and then terminate in a single, central chimney stack.

The Design, Access & Heritage Statement erroneously states that as the LPA's Listed Building Officers have visited the property, whilst advising on applications for the removal of an internal wall and a replacement window, and raised no objections or concerns regarding the currently applied for, unauthorised works, this indicates a longstanding de facto acceptance of the works. The object of the site visits were to ascertain the merits/harm of the works applied for at that time; the chimneys and building offshoot in the rear garden would not have formed any part of the considerations. However, as the owner was apparently aware that the chimney and rear offshoot had been altered during the previous ownership of the property, they obviously should have applied for these works whilst applying for the unauthorised internal wall removal.

Looking at the historic OS maps, This row of cottages were first constructed without any rear offshoots. By 1909, the maps show all of the terrace had rear offshoots of varying lengths, and as such formed part of the changing social history of the buildings. Looking at the variety of rear offshoots that currently exist, the unauthorised footprint is noticeably longer, although the kitchen and the utility areas are differentiated by different window head heights.

Turning to the chimney stack, as I mentioned earlier, this still exists, just in a curtailed form. This is not ideal, but at least the chimney has not been totally removed.

The application informs us that these works were carried out at unknown dates, but prior to 2000. Although both these features have some level of significance, we have no records of these features prior to alterations, hence it would be difficult to enforce against. In the circumstances I shall not raise any objections to this application.

Note, that if LBC is granted to retain works which have already been carried out, it is not "retrospective", that is, it does not absolve the owner from liability to criminal prosecution for the fact that consent was not obtained in the first place.

The photos and current sales particulars show me enough detail of the applied for works, so no I don't need a site visit.

Regards
Richard