

From: **Ross Anthony**

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Subject: Application Ref: AWDM/0118/26 - 9 Warwick Road Worthing West Sussex BN11 3ET

To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

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Address: 9 Warwick Road Worthing West Sussex BN11 3ET

Application Ref: AWDM/0118/26

Proposal: Application for Listed Building Consent for internal changes including new staircase to basement, walls to utility, chimneys opened up, removal of ground floor wall and creation of front door lobby, sliding door at first floor, second floor bathroom and removal of walls and external enclosure of part of second floor balcony to create orangery.

Statutory Remit: Historic & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent.

HB&P have reviewed the documentation provided and raise the following concerns to the elements of the proposal that undermine the special historic and architectural significance of this grade II listed heritage asset.

The main concern is the removal of the internal walls to the ground floor. Given much internal modernisation has already taken place, increased importance is placed on the historic planform. While we understand the desire for open plan living, this is excessive and completely erases the historic planform and ability to interpret the original way the house functioned. It also involves considerable structural alterations to support the levels above and the impact of this on the remaining structure and historic building fabric has not been considered. The presence of an entry hallway also indicates the original desired status of the house when it was constructed (as opposed to workers terraces where this feature was omitted). We would accept the opening up of the rear room of the main house body to the stair (with an appropriate down stand to mark the proportions of the room) to allow a wider room, but the remaining walls the enclose the front principal room should be retained.

The second concern is the opening up of the two chimney breasts. They are evidence of the original layout and functionality of the house, as well as being important structural elements. They should be retained, and preferably reinstated as an important historical feature, and not destroyed.

It is also unclear why doors/doorways are being replaced with sliding doors, a feature not compatible with a heritage asset of this age.

There is no concern with the replacement lower stair, and it is hoped the balustrade will match those on the upper levels.

We defer to the advice of your conservation officer on all other matters.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: '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'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall 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.

Recommendation: Amended plans and/ or additional justification to address the above design and conservation concerns.

Regards

Ross Anthony

Case Work