

Development Management – Delegated Officer Report

Application Number: AWDM/0577/26

Recommendation: APPROVE

Site: 9 Warwick Road Worthing West Sussex BN11 3ET

Proposal: Enclosure of part of second floor rear terrace to create conservatory

Application Number: AWDM/0578/26

Recommendation: GRANT LBC

Site: 9 Warwick Road Worthing West Sussex BN11 3ET

Proposal: Internal alterations to replace the ground to basement staircase; and enclosure of part of second floor rear terrace to create conservatory

Date of Site Visit: 05/03/2026 (for previous applications)

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

9 Warwick Road is an early 19th century mid terrace property arranged over 4 floors and finished in a smooth stucco under a slate roof. The building possesses a fine level of architectural quality with the entrance steps rising to a 6-panel door with architrave detailing set around the door aperture which also hosts a fanlight above.

The first floor possesses a cantilevered balcony with canopy which is consistent along the whole terrace, with the second floor being a more modest affair hosting 2 3 over 6 sliding sash windows before the elevation terminates with a parapet. The final level is a subterranean level accessed both via an external set of steps and an internal access.

The significance of the terrace and no 9 is derived from high aesthetic and historic values, being an example of the early speculative developments of the Georgian and Regency period along the south coast, which included similar developments in Brighton, Portsmouth and Hastings. This extends to not only external appearance but also the internal arrangement of no9.

The building, with number 1-15, is Grade II listed with the following official list entry

“WARWICK ROAD 1. 5406 (East Side) Nos 1 to 15 (consec) TQ 1502 NW 5/18 20.6.75. II GV 2. Early C19. 3 storeys and basement with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopies on the 1st floor. (Those at Nos 7, 10 and 13 missing). Round-headed doorways in moulded frames up 3 steps with semi-circular fanlights and 6-panel moulded doors. Some glazing bars missing.

Nos 1 to 15 (consec) form a group.”

The site is within Stene Gardens Conservation Area.

Proposal

The proposal seeks Listed Building Consent for the installation of a new staircase to basement level, a second-floor enclosed conservatory / orangery.

Householder consent is required for the external conservatory which would enclose part of the existing rear balcony.

Works to remove internal walls and to install a misting system and basement window have been removed from the application.

Relevant Planning History:

AWDM/0117/26 - Enclosure of part of second floor rear terrace to create orangery. Granted 19 March 2006

AWDM/0118/26 - 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. Refused 19 March 2026 for the following reason:

- The proposed development by virtue of design, appearance, loss of plan form and loss of historic fabric and features would fail to preserve the architectural and historic interest of the Grade II Listed Building and therefore fails to comply with policy DM24 of the Worthing Local Plan and paragraphs 135, 213 and 215 of the NPPF.

07/0772/FULL - Reinstatement of front balcony and canopy, replacement windows and front railings. Conditional Consent 14th August 2007.

07/0773/LBC - Application for Listed Building consent for the reinstatement of front balcony and canopy, replacement windows and front railings, re-rendering of front elevation and internal alterations.

Consultations

DGC Heritage Consultant:

In respect of the stairs to the basement level, it was noted during the site visit that these particular stairs were later replacements and not particularly well constructed. The principle of replacing these stairs is acceptable but the drawings submitted show 2no design styles, one to match existing and another with more decorative spindles. Clarity on this matter should be sought.

The proposed removal of the dividing wall that separates the hall from the lounge would result in a erosion of plan form of the building, which also appears to instigate a need for a water mist system to be installed. The mist system aside, as Historic England's advice note 2 states:

The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases (whether decorated or plain, principal or secondary) and other features are likely to form part of its significance. Indeed they may be its most significant feature. Proposals to remove or modify internal arrangements, including the insertion of new openings or extension underground, will be subject to the same considerations of impact on significance (particularly architectural interest) as for externally visible alterations.

In this particular instance the plan form has been largely retained and is still legible contributing to historic character and sense of place, when considering this against legislation the proposed removal of walls will not preserve architectural or historic interest, nor where the proposed causes less than substantial harm, is there an adequate mitigation that is clear and convincing or in the public interest. Moreover the removal of the walls could have unforeseen impacts upon the structure given that many buildings of this period are regarded as quite flimsy and no supporting report from an engineer has been provided.

The installation of a water mist fire suppression system is with some merit ensuring a quick response should a fire breakout, thus increasing potential of long-term preservation and decreasing the potential of loss due to a fire.

However the installation details are at best limited and appear to imply the removal of historic wall finishes and the embedding of emitters in the wall, nor is there any compelling justification for the installation of such a system in a residential property where the risk of fire is not of any particularly increased level over and above what would be considered normal. The rationale for such a system may be due to the removal of the walls in the hallway (though this is not clear) and if that is the case the harm brought about by loss of plan form is also exacerbated by the installation of the mist system.

It is noted that if fire is a significant concern, smoke detection or similar early warning systems may provide a more appropriate and proportionate solution subject to further guidance from a qualified fire engineer.

It is also noted the Mistex survey plan shows the rear ground floor chimney as being removed.

In any case the installation would bring about some harm for a potential benefit but such works should be justified as being required in isolation by a suitably qualified fire engineer and not as part of allowing the adaption of the plan form of the building.

In respect of the proposed window, it is noted that the window will only serve a bathroom and building regulations do not require windows for bathrooms, as such there is no justification for the proposed window. The drawing also shows the glazing bars, rails and stiles to be disproportionate and some 62mm deep stating they are to

match the existing, a photo to evidence this unusual proportionality should be provided if any form of justification for the window installation can be presented. It is also noted there is no horizontal section drawing.

There appears to be no discussion within the heritage statement regarding impact of the scheme upon the buildings heritage values, the formation of the shower room or w/c at lower ground and ground floor levels is not discussed at all, whereas this may be acceptable further detail is required.

In respect of the conservatory, the proposed is considered when compared to other buildings in the terrace to be reasonable but full joinery details will be required.

In summary, the proposal though reduced in scope when compared to the previous scheme still presents unjustified and unacceptable alteration that impacts the architectural and historic interest of a Grade II Listed Building. Certain aspects could be clarified and others withdrawn to create an acceptable scheme.

Recommendation: Advise to amend the scheme or withdraw the application. In accordance with the details above the applicant should be invited to revise or withdraw the application. Otherwise, further comment will be provided recommending refusal of LBC and PP.

Following the removal of the misting system and internal wall removal the following comments were made:

Further amended drawings have been submitted and these materially reduce the scope of the proposal when compared with the previous submission. It is noted that the previously proposed water mist system and basement side window have now been omitted from the proposed drawings. As such, the previous concerns relating to the justification, installation details and potential impact of the mist system on historic fabric, together with the concerns regarding the need for and detailed design of the basement side window, no longer apply.

The replacement basement staircase has also been clarified through the submission of additional joinery details. The drawings now indicate that the new stair, including the handrail, balusters, balustrade, string and associated mouldings, would match the existing/original staircase. This addresses the earlier concern that two different design approaches appeared to be shown. Subject to securing the precise profile, material, finish and detailing by condition, this element of the proposal is now considered acceptable.

The proposed first-floor rear conservatory/orangery remains acceptable in principle, particularly when viewed in the context of other similar rear additions within the terrace. However, full joinery details should still be secured, to ensure that the detailed design, materials and finish preserve the special architectural and historic interest of the listed building.

The principal outstanding concern therefore relates to the proposed opening up/removal of the wall between the hallway and the dining/living area. The amended proposed ground floor plan continues to annotate this intervention as follows: "wall

could be opened up with glazed screen for light and visibility". This annotation confirms that the alteration remains part of the scheme and that the retained separation between the hall and principal room would be materially altered. However, the wording is notably imprecise.

The phrase "could be opened up" does not clearly define the extent of demolition, the amount of historic fabric to be removed, whether any nibs, downstand, cornicing, skirting, architraves or other junction details would be retained, or the detailed form, fixing method and appearance of the proposed glazed screen. In the context of listed building consent, this is a significant deficiency: the works requiring consent must be clearly and accurately described so that their effect on the special architectural and historic interest of the building can be properly assessed.

The annotation is also problematic because, without any accompanying detailed drawing, section, schedule of works or heritage justification, it risks understating the extent and significance of the intervention. A reader could understand the phrase as a tentative or limited alteration, whereas in practice the creation of an opening between the hall and principal room could involve substantial removal of historic wall fabric and a material change to the internal spatial hierarchy of the listed building. This lack of defined extent, detail and justification could therefore be considered misleading, not necessarily in terms of intention, but in terms of the clarity and reliability of the submitted information. It does not provide a sufficiently robust basis on which the local planning authority can understand precisely what is proposed, assess the degree of harm, or secure an appropriately controlled form of development through consent.

The existing wall forms part of the retained and legible historic plan form of the building. In a terraced townhouse of this type, the distinction between the entrance hall/circulation space and the adjoining principal room is an important aspect of the building's internal hierarchy and architectural character. It helps explain how the house was originally planned, occupied and experienced, with the hall functioning as a defined circulation route and the principal room retained as a separate domestic space. Opening up this wall, even with the insertion of a glazed screen, would weaken that historic spatial relationship and introduce a more open-plan arrangement that is not characteristic of the building's historic layout.

Accordingly, while the amended drawings address a number of the previously identified concerns, the proposal would still fail to preserve the special architectural and historic interest of the Grade II listed building by reason of the unjustified loss of historic plan form. The harm would be less than substantial, but considerable importance and weight must be given to the desirability of preserving the listed building in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In the absence of clear and convincing justification, the proposal remains unacceptable in its current form.

Recommendation: Objection remains on the basis of less than substantial harm arising from the proposed loss of historic plan form. The applicant should be invited to amend the scheme to retain the wall/plan form between the hallway and dining/living area. If this element is omitted, the remaining works are likely to be capable of support, subject to suitable conditions securing the detailed joinery of the replacement staircase and rear conservatory/orangery.

Officer's response: Following removal of the annotation on the wall the following recommended conditions were provided:

Prior to manufacture and installation fully joinery details of the stairs, in 1:10 elevations and 1:2 sections showing the relationship to the surrounding structures including apertures shall be submitted to the local planning authority for approval in writing. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure the character and appearance of the building is preserved and enhanced and to comply with policy DM24 of the Worthing Local Plan

Prior to manufacture and installation fully joinery details of the approved conservatory, doors, rooflights, stairs, skirting and architraves in 1:10 elevations and 1:5 sections showing the relationship to the surrounding structures including apertures shall be submitted to the local planning authority for approval in writing. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure the character and appearance of the building is preserved and enhanced and to comply with policy DM24 of the Worthing Local Plan

Worthing Society:

This is a Grade II Listed Building and is part of a listed terrace, circa 1803, which is situated in the Steyne Gardens Conservation Area. There is no objection to the new basement window, although timber materials will be required in view of the building's listed status.

However, the Society objected previously to the internal alterations and permission was refused. The present application is now to retain the wall to the right of the front door, separating the entrance hall from the front room, but remove the section towards the rear. This would still result in a rather 'odd' layout with a wall that appears truncated and would not define the room. In our view the original configuration and layout contributes to the historical integrity of a Listed Building and, wherever possible, this should be retained.

We are unable to view the building internally so respectfully suggest that the advice and guidance of the Conservation Officer and Heritage consultees will be necessary here. The applicant still needs to be aware of the fragile nature of the building. We have noted that the Orangery has been approved under AWDM/0117/26.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24

Planning Assessment:

The main consideration for the listed building application will be the impact on the special and architectural qualities of the listed building.

In terms of the householder application, works to improve dwellings are acceptable in principle subject to the impact on the conservation area and residential amenity.

Listed building

The proposals have been modified following comments from the conservation consultant and now proposes only the replacement staircase from ground to first floor and rear upper first floor conservatory.

The replacement basement staircase has been clarified through the submission of additional joinery details. The drawings now indicate that the new stair, including the handrail, balusters, balustrade, string and associated mouldings, would match the existing/original staircase. This addresses the earlier concern that two different design approaches appeared to be shown. Subject to securing the precise profile, material, finish and detailing by condition, this element of the proposal is now considered acceptable.

The proposed second-floor rear conservatory/orangery remains acceptable in principle, particularly when viewed in the context of other similar rear additions within the terrace. Full joinery details are to be secured by condition to ensure that the detailed design, materials and finish preserve the special architectural and historic interest of the listed building.

Subject to appropriate conditions the proposals are considered to preserve the listed building in accordance with policy DM24 of the Worthing Local Plan, the NPPF and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Visual Amenity and conservation

The orangery has previously been found acceptable subject to conditions regarding materials and construction. These have been applied to the listed building consent.

Residential Amenity

The orangery was previously found acceptable in relation to neighbouring amenity and the condition to ensure the northern glazing remains obscure glazed will be included as previously.

Recommendation:

GRANT LISTED BUILDING CONSENT subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Joinery details for stairs
4. Joinery details for conservatory
5. Protect LB from damage
6. Make good damage

APPROVE HOUSEHOLDER for the following reasons:

1. Approved plans
2. Standard time limit
3. Northern glazing to be obscure glazed

Informative

1. Approved following revisions

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew

Date:03/07/2026

Authorised by: Jo Morin

Date: 28.07.2026