THE WORTHING SOCIETY

[redacted]

[redacted]
Case Officer
Planning Department
Worthing Borough Council
Town Hall
Chapel Road
Worthing
BN11 1HA

26 October 2024

[redacted]

[redacted]

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/1235/24 |THE OLD FORGE, 38 HIGH STREET, TARRING, WORTHING, BN14 7NR

Application for Listed Building consent for installation of 4no. replacement timber single-glazed windows (x1 to front elevation, x1 to side (s) elevation and x2 to the rear elevation) with new like-for-like timber flush casement windows incorporating double-glazing.

Thank you for requesting our comments in respect of the above Planning Application. I have now had the opportunity to discuss the proposal with our Heritage Team and we have the following comments. The application site is within the West Tarring Conservation Area and relates to a Grade II Listed Building which is one of a pair of cottages dating from the early part of the 17th Century when they were probably one building. These cottages form a significant element within the conservation area. In fact, Tarring High Street is probably the most historic street in Worthing with buildings dating back to the medieval period.

The Old Forge, therefore, contributes positively to the conservation area having 'group value' with the setting of the proximate listed buildings. The distinctive casement windows are an important characteristic of the building. We recognise that the applicant's architect has endeavoured to replicate the style of the original windows. However, in the case of a Listed Building, replacement is generally on a 'like for like' basis with single-glazed timber framed windows. The proposed double-glazed would not allow such a deep "putty line" on the outside of the timber frame which could be a consideration.

Continued……/

We have also noted the comments of the Society for the Preservation of Ancient Buildings (SPAB) and suggest that further consideration is given to repairing the original window so as to preserve the historic character of the building. This approach is supported by the National Planning Policy Framework, para 205.

In conclusion the Society also suggests that due to the age and unique setting of the Listed Building, the advice and guidance of the Design and Conservation Officer should be sought.

I hope these comments are helpful.

Yours sincerely,

[redacted]

[redacted]

Cc: Design and Conservation Architect, Adur & Worthing Councils

Cc: [redacted] Worthing Society Heritage Team