

Development Management – Delegated Officer Report

Application Number: AWDM/0213/26

Recommendation: – REFUSE

Site: Flat 8 Field Row Worthing West Sussex

Proposal: Application for Listed Building Consent for a gas meter box on the front elevation

Date of Site Visit: 26/03/26

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to the rear of 8 Liverpool Terrace which is set on a small lane called Field Row. Field Row is a narrow, characterful Victorian lane tucked right in the heart of Worthing town centre, just off the seafront. It's best known for its small 19th-century terraced cottages, many built around 1875, featuring red or yellow brick façades, sash windows, and flower-boxed frontages.

The property is curtilage listed as part of the listing for 1-12 Liverpool Terrace (Grade II). The official list entry is as follows:

LIVERPOOL TERRACE 1. 5406 Nos 1 to 12 (consec) TQ 1402 NE 3/20 TQ 1402 SE 4/20 11.10.49. II GV 2. 1830-1835. Possibly designed by Amon Henry Wilds of Brighton, but Edward Snegin's "Glimpses of Old Worthing" gives the Architect as Henry Cotton. 4 storeys and basement with area (an extra storey added to Nos 8 and 10), 4 windows each. Stuccoed, the ground floor rusticated. Curved bay of 3 windows each on all floors including the basement. Cornice and parapet. Stringcourse above 1st floor. Iron balconies on 1st floor (replaced at Nos 8, 11 and 12). Instead of an iron balcony No 10 has a narthex or colonnade of 5 large Doric columns over the pavement with a wide stuccoed balcony above having a balustrade supporting urns. Nearly all glazing bars intact. Rectangular fanlights to doorways and 8 panelled moulded doors. Railings to basement areas and front steps, with finials in form of spears impaling crescents.

Nos 1 to 12 (consec) form a group.

The site is in Worthing Town Centre and within South St Conservation Area.

Proposal

The application seeks listed building consent for the installation of a gas meter box approximately 400mm x 400mm in size on the front elevation of the property.

Relevant Planning History:

1050/86 - Ground-floor extension to rear of shop fronting Field Row

STATUS: Application Permitted 6th January 1987.

1060/86 - Application for Listed Building Consent for ground-floor extension to rear of shop to Field Row

STATUS: Application Permitted 6th January 1987.

1219/85 - Application for Listed Building Consent to affix non illuminated projecting hanging sign to front elevation

STATUS: Application Permitted 6th February 1986.

20/85 - Alterations and change of use from office to a retail shop

STATUS: Application Permitted 26th March 1985.

Consultations

DGC- Heritage Consultant: Objection – less than substantial harm (comments incorporated into assessment)

The National Amenities Societies: No response

The Worthing Society: I have now had the opportunity to discuss the proposal with our Heritage Team who consider the external meter box would be obtrusive because of its size and colour. This would cause 'harm' to the 'setting' of the Listed Building and the character of Field Row, which is an important historic element in the Chapel Road Conservation Area. We consider this would not be consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990. In summary we suggest that the meter should be fitted internally and therefore object to this application for Listed Building Consent.

Neighbour Representations

None

Relevant Planning Policies:

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

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

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 features of special architectural or historic interest which it possesses.

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. Policy DM24 of the Worthing Local Plan reinforces the text in the NPPF stating that Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected.

The proposed meter box will be set directly beside the front door and occupy an area of brickwork. The rear elevation is consistently brick with sash windows and makes a good quality contribution to the intimate sense of place along this narrow street.

The installation of a large somewhat garish white box will cause harm to the overall sense of place and aesthetic value of the listed building whereas the installation is harmful by way of eroding aesthetic values that harm is less than substantial and can be mitigated by way of clear and convincing justification or public benefit.

The need for heating fuel is convincing but lacks a specific public benefit. The provision of a gas supply into the property rather than an external meter box is equally possible and should be the preferred option to ensure Field Row is not populated with a large number of undesirable meter cupboards.

It is considered that whilst there is a clear and convincing need there is no justification for the type of installation proposed as it could be installed internally.

For these reasons it is considered that the proposal would cause less than substantial harm to the listed building which is not outweighed by any public benefit. The application is therefore recommended for refusal.

Recommendation:

REFUSE for the reason: -

The proposed external gas box, by reason of location, appearance, colour and size, would cause less than substantial harm to the special architectural and historical interest of this listed building and its setting. The harm is not clearly or convincingly justified and there are no public benefits to outweigh the harm. The development is therefore contrary to policy DM24 of the Worthing Local Plan (2023), paragraphs 135, 213 and 214 of the National Planning Policy Framework and fails the statutory tests in Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Informative

1. Refused – no discussion

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

Case Officer: Louise Prew

Date: 21/04/2026

Authorised by: Jo Morin

Date: 22.04.2026