Expiry Date - 11/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0189/25 **Recommendation - APPROVE**

Site: **St Marys Farmhouse Durrington Lane Worthing West Sussex**

Proposal: **Removal of a part-glazed, timber-framed, lean-to and replacement with rear infill extension with cat-slide roof to southwest corner; insertion of French doors to rear (West) elevation replacing existing window**

Application Number: AWDM/0190/25 **Recommendation GRANT CONSENT**

Site: **St Marys Farmhouse Durrington Lane Worthing West Sussex**

Proposal: **Listed Building Consent for removal of a part-glazed, timber-framed, lean-to and replacement with rear infill extension with cat-slide roof to southwest corner; insertion of French doors to rear (West) elevation replacing existing window, associated internal works including removal of walls**

Date of site visit: 24.03.2025 (With RS)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a grade II listed, 2-storey, brick and flint-built, detached dwelling house with clay tile roof, fronting the west side of Durrington Lane. The origins of the building, formerly a farmhouse with a thatched roof and associated thatched barns and outbuildings, is unknown, possibly dating from the 14th/15th Century or 16th/17th Century. It occupies an irregular shaped plot with gardens to the front, north side and rear. A drive on the south side leads to a modern, detached double garage building in the south-west corner of the plot. The front and side gardens are enclosed by old, flint cobble walls.

The farmhouse building was seriously damaged by fire in 1978 and much of the roof structure destroyed. The building was subsequently repaired and restored in the early 1980s, at which time the adjacent barns and outbuilding were demolished and replaced with 3no 2-storey flat blocks (St Mary's Court).

The statutory Listing states:

DURRINGTON LANE 1. 5406 St Mary's Farm House TQ 1104 8/169 7.5.75. II GV 2. Probably mid C18, but with an earlier core perhaps C14 or C15. 2 storeyed detached oblong. Brick with steep roof. Largely asymmetrical fenestration. 2 evenly arranged 3-light casement windows, but additional left-hand 3-light on ground floor and additional single-light between the 2 on the upper storey. Door somewhat right of centre. All openings camber-headed. Ridge chimney, perhaps inserted to original open hall. Elements of 3-bay timber frame visible in upper storey. Modern lean-to extension at right, old one along rear; both one storey. St Mary's Farm House, its wall, the barn to the south west and the barn and outbuilding to the south form a group. Listing NGR: TQ1190704770

The flint walls enclosing the front and side gardens are separately listed Grade II, and described: -

DURRINGTON LANE 1. 5406 Wall enclosing front garden of St Mary's Farm House on south, east and north with return stretch from north-west corner to north end of house, and further section from rear of house to sheds to the west TQ 1104 8/170 7.5.75. II GV 2. Low. Flint. Probably contemporary with house. St Mary's Farm House, its wall, the barn to the south west and the barn and outbuilding to the south form a group. Listing NGR: TQ1191504787.

Proposal

Planning permission and Listed Building Consent is sought to –

- Demolish the existing brick and glazed lean-to at the southwest corner of the building and infill the corner with an extension with catslide roof incorporating curtain wall glazing;
- Associated removal of historic wall fabric to the southwest corner to create open access to the extension from the interior.
- Insertion of French doors to rear elevation in place of existing window and insertion of new window opening in adjacent part of rear elevation.

Following discussions involving the Council's Conservation and Design Architect the proposals have been amended to retain more of the historic wall fabric in the southwest corner of the building.

This report covers the applications for planning permission and Listed Building Consent.

Relevant Planning History: None

Consultations:

Adur and Worthing Council's: Following the receipt of the amended plans the Council's Conservation Architect has no objection subject to a condition to ensure the new flintwork matches the existing, however poor this is.

The Worthing Society comments: -

The property is a distinctive grade II listed building and one of Worthing's earliest heritage assets. The Listing description refers to St Mary's Farmhouse as "Probably mid C18 but with an earlier core possibly C14 or C15". I have now had an opportunity to discuss the plans with our heritage team. We consider that in view of the earlier 'inner core' it is important that the original building should not be harmfully altered internally so as to respect the historic layout. As we do not have access to the building we respectfully suggest the guidance of the Conservation Officer will be necessary to discuss the proposed changes.

The Team have also mentioned concerns about the loss of the recessed corner and the treatment of the roof. Regarding the proposed alterations to the west facing elevation we consider that more glass be incorporated into the design so as to preserve the historic characteristics of the rear of the building.

I hope these comments are helpful.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The key considerations are the effects on the historic significance of the listed building, the character and appearance of the surrounding area, and the effect on the amenities of neighbouring residential occupiers.

Historic Character and Appearance

Paragraph 212 of the NPPF 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy DM24 states that development affecting a designated heritage asset must be of high quality, respecting its context and demonstrating a strong sense of place. It states that development should not adversely affect heritage assets or its setting.

The building footprint has evolved over many years with an extension to the south side and three-quarter width rear component under a catslide roof added sometime in the mid-C19, leaving a recess in the southwest corner. A single-storey extension was added to the north side in late C19.

The building was in a state of dereliction by the mid-1970s when it was listed. Following the fire in 1978 it was repaired and restored with a clay tiled roof with pitched-roof rear dormer, and the addition of brick buttresses to the rear elevation.

The only addition since then has been the lean-to structure in the southwest corner. It has a timber frame with glazing above a brick base and shallow, glazed lean-to roof.

The historic and architectural interest of St Mary's Farmhouse derives from its late medieval or post medieval origins comprising a rare surviving example of multiphase rural vernacular architecture in a part of the town now dominated by suburban housing. One of the earliest and most important architectural features within the interior comprises the late medieval/early post-medieval 'back-to-back' fireplaces on the ground floor.

The existing simple, C20 lean-to structure is of no historic importance and there is no objection to its removal.

The comments of the Worthing Society concerning the proposed infilling of the southwest corner with a 'seamless' replacement extension and suggestion the catslide roof should incorporate additional glazing is noted, but the Council's Conservation Architect has raised no objection in principle to the proposed scale, form, design or external materials/finishes of the extension. It would represent a further evolution of the building, in essence extending the existing three-quarter width rear addition so that it runs in full along the back of the building whilst maintaining a clearly legible difference between the main house and the rear extension.

The Council's Conservation Architect did however raise concerns about the proposed 'opening up' of the interior involving the loss of existing historic wall fabric comprising the southwest corner of the 'inner core' the building. An amendment has since been received to retain this historically important section of wall.

It is worth pointing out that the existing timber casement windows in the rear of the building are not original, dating from the late C20 when the building was repaired and restored following severe fire damage. The flintwork on the rear elevation is of variable quality with the flints largely covered-up by mortar in many places. The Conservation Architect has raised no objection to the insertion of the proposed timber, double-glazed French doors; the sub-divided proportions of which will match the existing single-leaf timber, glazed door further north on the rear elevation. The proposed new small (4-pane) casement window/opening inserted into the south on the rear elevation will match an identical existing window on the rear elevation. The proposed new

timber casement (9-pane) window/opening inserted into the south wall of the new extension will replicate the existing window (currently in the south wall of the C19 rear extension, internal to the existing lean-to to be removed).

It is considered the amended proposals would safeguard the special historic and architectural interest of St Mary's Farmhouse and would have no adverse impact on its setting or significance of the separately listed garden walls.

The proposed extension and external alterations are sited to the rear of the building and would have very little impact in public views along Durrington Lane and Burnham Road (opposite).

Residential Amenity

The most affected properties are the flats within St Mary's Court contained within 3no 2-storey blocks to the south and west of St Mary's Farmhouse. Nos 1-6 lie approximately 10m to the south within a block sited roughly perpendicular to St Mary's Farmhouse. The block has windows facing north towards the house and garden of the latter. A dense hedge growing above the site boundary fence provides an element of screening to the ground-floor windows. Nos 7-12 lie within a block sited roughly parallel to the rear of St Mary's Farmhouse approximately 20m to the west. Windows face east towards the rear of St Mary's Farmhouse. The detached double garage building in the garden of the latter is sited in-between.

The proposed rear infill extension and associated external alterations would be visible from the windows of the flats in question but given the orientation and separation distances involved would have no adverse impacts in terms of loss of light, loss of privacy or overbearing effect.

Recommendation

AWDM/0189/25 APPROVE subject to Conditions:-

1.Approved Plans
2.Standard time limit
3. No works to commence construction of the proposed rear infill extension shall take place unless and until: (i) a schedule and samples of the proposed brick and clay roof tile to be used for the extension has been submitted to the LPA and approved in writing, and (ii) a sample panel of the proposed flintwork on the west elevation of the extension has been constructed on the site and inspected and approved in writing by the LPA.

AWDM/00190/25 GRANT CONSENT subject to Conditions:-

1.Drawing Numbers
2.Standard LBC time limit
3.Make good and damage
4.Protect LB from collapse

Expiry Date - 11/04/2025

Informative

Pro Active Amendment

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

Case Officer:	Jo Morin	Date: 10.04.2025
Authorised by:	Louise Prew	Date: 10/04/2025