Council for
British Archaeology

A National Amenity Society

Ms Marie O'Keeffe
Planning Case Officer
Adur and Worthing Councils
By email: planning@adur-worthing.gov.uk

8th October 2018

Dear Ms O'Keeffe

45 The Green, Southwick, Brighton, West Sussex, BN42 4FY. Application No. AWDM/1180/18

Thank you for consulting the Council for British Archaeology (CBA) on the above case.

Summary

- This application does not consider the significance of the listed Grade II cottage. It is therefore not possible to assess the impact of these proposals on the cottage's significance.
- A revised Heritage Statement should be required to accompany this LBC application.

Significance

45 The Green is listed at Grade II (List number 1193345), as one of a pair of cottages dating from the 18th century. It makes a positive contribution to the character and appearance of the Southwick Conservation Area.

Comments

The CBA are not satisfied that the applicants have demonstrated sufficient understanding of the property to inform the proposals and have therefore not met the requirements of section 16 of the revised National Planning Policy Framework (NPPF). We are specifically concerned that the significance of the internal wall which is proposed for removal should be assessed. The NPPF is clear;

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance." (paragraph 189).

No consideration of the cottage's heritage significance is included in the heritage statement. It is therefore not possible to gauge the impact of this proposal on the significance of 45 The Green, Southwick.

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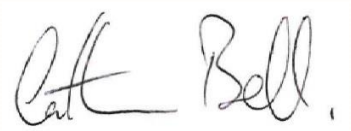
Recommendation
The CBA feels that the Local Planning Authority should require a revised Heritage Statement from the applicants to properly assess the impact of these proposals on the significance of this property. Without this the application fails to meet the requirements set out in section 16 of the NPPF.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,



Catherine Bell. MA(cons), ACIfA
Assistant Listed Buildings Caseworker for England

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in ODPM Circular 09/2005 and in Welsh Office Circulars 61/96 & 1/98.

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