Conservation Officer Comments
Amended Plans or Further Details

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Application Number:	AWDM/1225/26
Location:	40A High Street Worthing West Sussex BN11 1LL
Proposal:	Approval of Details Reserved by Condition 3 (details of second floor sashes) of approved application AWDM/0676/26.
Case Officer:	Louise Prew

	Further Information Required
	Design Review Required
	No objection - no harm
	No objection - harm is negligible or mitigated
✓	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Comments:	Letter dated 22 October 2026. Condition 3 of AWDM/0676/26 states: *Prior to any replacement of second-floor sash elements 2A or 2B, the relevant windows shall be fully inspected following safe close access, and a written schedule of condition, supported by clear annotated photographs, shall be submitted to and accepted in writing by the Local Planning Authority. The schedule shall identify which elements are capable of repair and which, if any, are beyond practical repair. Sashes 2A and 2B shall not be replaced unless its replacement has first been approved in writing by the Local Planning Authority. All retained elements shall be repaired, and any accepted replacement elements shall match the approved large-scale joinery details, materials, glazing, putty, profiles and painted finish. Reason: To ensure any replacement of historic fabric is clearly and convincingly justified in accordance with paragraph 213 of the NPPF.* The submitted photographs demonstrate extensive deterioration and timber loss to the meeting and bottom rails of the sashes. The glazing-bar mouldings also indicate that the existing sashes are later replacements rather than original historic fabric. As the proposal is limited to replacement of the movable sashes, with the existing box frames retained, the replacement of the sashes is considered justified. As such, no objection is raised, subject to the replacement sashes matching the approved large-scale joinery details, materials, glazing, putty, profiles and painted finish. **Discharge condition 3**

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 5/11/26