Conservation Officer Comments
Amended Plans or Further Details

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Application Number:	AWDM/1199/26
Location:	Jefferies House Jefferies Lane Worthing West Sussex
Proposal:	Application for Listed Building Consent for proposed single-storey extension to East side; GRP door hood/canopy to existing door entrance on North elevation; new first-floor window to East elevation; plus external and internal alterations associated with restoration and repair works to dwelling. External works to include repairs to existing windows, removal of existing vent in East elevation and insertion of replacement flue through roof, replacement of existing gutters and downpipes in cast iron; proposed 'Helibar' repair work to cracks in existing elevations; underpinning of southeast corner of dwelling. Internal works to include relocation of kitchen, proposed new heating system and extension of under-floor heating, repairs/making good to hall floor; formation of WC in 2nd floor bedroom; formation of 3no roof access hatches on 2nd Floor, installation of secondary glazing throughout, replacement ceiling roses.
Case Officer:	Tom Westerman

☞	Further Information Required
☞	Design Review Required
	No objection - no harm / harm is negligible or mitigated
	Objection
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	Jefferies House is a notable Grade II listed Victorian detached property located on Jefferies Lane, Goring -by-Sea. Built around 1880, the characterful flint and brick building is most famous for being the final home of the prominent 19th century nature author and essayist, richard Jefferies, who lived there to recuperate before his untimely death in 1887. The house serves as a major landmark long the Goring heritage trail, with a blue plaque mounted onto what is now the approaching elevation commemorating the authors time writing bout rural affairs and agricultural whilst in residence. The building is two-storey with attic, the historic front façade now facing south onto the garden; the former rear aisle now serving as front elevation. Gable ended with four flued brick chimney stacks under a slate tiled roof. Added to the statutory list on the 21st May 1976 it is described as: Richard Jefferies, naturalist and writer, lived here from 1886 and died here the following year. The house is circa 1880. A detached, 2-storey building without architectural pretention, but with character. Main front faces south, onto garden; large flints and brick dressings. 3 windows, the central one a camber-headed casement, the side ones 5-light bay windows with sashes, having decorated tiles between storeys and in gables above. Central door of 5 moulded, fielded panels. North street front: under lean-to pitch of main

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	span (all slated, with wooden finials); 3 casement windows; central door. North front and sides are of deep-set flints. The property is situated in a substantial verdant plot with mature trees that extent to the south and south east. Within the curtilage are a number of outbuildings, some historic with vernacular but simple detailing which contribute to the sense of place and the buildings historic context.
Drawing Errors:	LBC—03 Bedroom 3 note makes reference to ceiling rose, given its location in the attic it is unlikely that historically the room would have had such ornamentation. SERV-02 Proposed drainage shows the WC under the stairs on the ground floor as retained.
Comments:	A pre-app was submitted to the Local Planning Authority for remedial works to the building in addition to a proposal for a side extension tot eh main property, a roof extension to the existing greenhouse outbuilding, new shed and other external landscaping works. The pre-app identified some areas of works that required further investigative works to inform upon any subsequent application and aspects of internal works which were considered to be harmful and therefore not supported. The submitted documentation however does not fully respond to matters raised. The D&A makes reference to proposed investigative works that may / may not lead to proposed underpinning of the south east corner has not taken place and as such the supporting documentation makes reference to further details being prepared after the investigation works has been completed. This is not something that can be conditioned and the potential impact upon the significance of the heritage asset cannot be fully assessed without the investigative works being completed and any further works detailed accordingly. It is therefore recommended that both the investigative works and any potential underpinning is withdrawn from this application, relating the proposed mortar joint reinforcement using helibars. This will ensure that continued monitoring can take place after completion of the works which in turn would inform whether further investigative works are required. Should investigative works reveal further remedial works this would then be subject of a separate, future application which would need to be supported by structural engineers report and details. The documentation also makes reference to opening up / investigative works in relation to the former fireplace in the proposed kitchen that has been dry lined over. The heritage issues for consideration are the impact of the works on the significance of the grade II listed buildings. Policy HE6 of the NPPF indicates that harm can arise from the alteration or

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	destruction of a designated heritage asset, or from development within its setting. As such further information is necessary prior to the determination of the application to understand the impact of the proposals. It is therefore recommended that opening up works is undertaken to establish the extent of any remaining features and the nature of the proposals to reinstate / form this feature. Drawing R-01 & LBC-01 show the historic fabric adjacent to the fireplace in the proposed kitchen being removed to create a pantry. This aspect of the development was identified as harmful in the pre-application enquiry and is not supported. This fact is confirmed within the heritage statement where it is identified that this element of work is not included within this application. As such all references to the removal of historic fabric and the formation of a pantry should be removed from the drawings as proposed. Drawing LBC-03 shows the proposed partition intersecting the corner of the chimney breast. Given that this feature contributes to the understanding of historic plan form, it is suggested that containing the proposed WC including the stud partition within the adjacent reveal would have less impact upon the significance of the heritage asset, in accordance with HE5 of the NPPF. In respect of the proposal to create a WC at attic floor level, details should be included on the floor plan of the proposed drainage and how this will connect to existing foul water services that exist on the first floor. Details have been included which have either not been fully identified or are of concern, these include: • Selectaglaze – suggested spring loaded system for sash windows. If this is proposed to replace the traditional pulleys, sash cords and weights, it would not be supported. The traditional sliding sash windows should be fully restored using traditional techniques. • New bathroom double glazed window with 24mm double glazed unit and stuck on glazing bars. Any proposed joinery should be a maximum of 14mm double glazing with through glazing bars. • Sectional details of new joinery should be at a scale of 1:1 or 1:2 • No details have been provided of the proposed steps and balustrade detail to the proposed side extension entrance. • No details of the proposed rooflights • No joinery details have been provided for the high level windows or the proposed doors in the garden room • The as proposed ground layout drawings do not include the existing garden wall or establish the proposed new path which should be shown for context. • No details have been submitted of the proposed rooflights Drawing LBC-04 shows a door with adjoining single casement window tot eh proposed side extension north elevation. This is a modern arrangement that jars with the vernacular detailing of the listed building and would result in harm that would not be supported. It is therefore recommended that the

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	window is removed and replaced with either a high level window on the east elevation to match those already illustrated or replaced by a rooflight Having regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed patio and extension to the existing greenhouse will preserve the setting of the listed building, in the case of the extension to the greenhouse a continuation of a roof slope will visually obscure the existing blockwork wall that is evident and as such provide some enhancement. With regard to the proposed shed, whilst of a contemporary style, it is considered that any harm which would be minimal given the position, surrounding established vegetation and its distance away from the listed building would be mitigated by the complete reversibility of the proposal which is to be sited on a gravel bed. With regard to the proposed development upon the special character of the conservation area, it is considered that little of the proposed development would be visible from the public realm; whilst the proposed door hood on the north elevation would be potentially visible it is of a form that reflects the vernacular detailing of the house and is a modest, fully reversible alteration. As such and in accordance with para HE5. It is therefore recommended that further information is required prior to determination of the application to understand the impact of the proposals and that a further design review is required so that works that result in loss of fabric and harm to the special architectural and historic interest of the listed building are removed in accordance with the findings of the accompanying heritage statement
Further comment:	
Amended Plans / Additional Information Required: *[List the amended plans/additional information you are requesting, if any*]	1. 2. 3.
Conditions Required: [L*ist the conditions you are requesting, if any*]	1. 2. 3.

Deborah Gardner
Conservation Consultant – for Worthing and Adur District Council
Date of Comment: 5th November 2026

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