

Conservation Officer Comments
Amended Plans or Further Details

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Application Number:	AWDM/0483/26
Location:	Land At Corner Of Union Place And South Of 65 High Street Worthing West Sussex
Proposal:	Construction of a single storey kiosk building for commercial use (Use Class E) with new wall to western elevation
Case Officer:	Rebekah Hincke

	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

Site and Surroundings:	Union Place and the adjoining section of High Street form part of Worthing's historic town-centre fringe, where the finer-grained commercial character of the older settlement meets later service, retail and backland development. The area is urban and relatively enclosed, with a mix of building ages, scales and uses, including shopfronts, service yards, rear elevations and small pockets of underused land. The junctional position of the site gives it some visibility within the street scene, although the immediate townscape is varied and already includes a degree of utilitarian and commercial activity. The wider High Street area retains historic interest as part of Worthing's early commercial core, with surviving traditional plot patterns, older building frontages and a close relationship with the town's historic routes. However, the setting around Union Place is more mixed in character, with modern interventions, hardstanding, boundary walls and secondary elevations reducing the overall sensitivity of the immediate context. As such, the area has some townscape and heritage interest by virtue of its relationship with the historic High Street, but the specific corner site appears to sit within a more transitional and visually mixed part of the town centre. The Grade II listed Conservative Headquarters, lies within the immediate vicinity of the application site to the northern side of union street and is described as a mid C19. Detached 2-storey, stuccoed house with hipped slate roof over projecting eaves. Symmetrical. 3 sash windows with glazing bars, in moulded surrounds (middle upper one blind, right-hand lower one a doorway up steps, with overlight) Immediately neighbouring the application site is 65 High Street, a single-storey building of somewhat classical character, constructed in flint with London stock brick quoins beneath a slate roof. The proposal seeks the construction of a single-storey kiosk building for commercial use within Use Class E, together with the formation of a new wall to the western elevation. The works would introduce a new built element onto the corner site, altering the existing relationship between the open/backland character of the plot, Union Place, High Street and the immediately surrounding built context.
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	Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, to have special regard to the desirability of preserving the 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. Other elements held within Section 16 will also be considered as will Local Policy.
Drawing Errors:	
Comments:	The proposal has been considered having regard to the setting of the Grade II listed Conservative Headquarters, also known as Storm House, the character of the adjoining High Street and Union Place townscape, and the presence of the historic boundary wall adjoining the site. Storm House is a mid nineteenth-century building of typical Regency appearance, with its principal frontage addressing Union Place. The application site is experienced primarily from High Street, which functions as a busy commercial thoroughfare and dual carriageway; however, the relationship between the proposed kiosk and the historic boundary wall remains a key heritage consideration. The proposed kiosk would introduce a new single-storey built element onto a small corner site. Its scale is modest and low-level, and the submitted roof plan indicates a traditional design approach, including slate roof treatment, terracotta hip detailing, a lantern roof, rooflight and brick-on-edge elements. These features appear to draw upon the traditional and somewhat classical character of the immediately neighbouring 65 High Street, which is a single-storey building constructed in flint with London stock brick quoins beneath a slate roof. In design terms, the proposal is therefore not considered inherently alien to the wider townscape context. Notwithstanding this, the proposal would sit in very close proximity to the historic boundary wall associated with the setting of Storm House. The submitted arrangement appears to afford insufficient clearance between the proposed built form and this historic wall to allow for its proper long-term preservation, inspection, repair and maintenance.

	This is a material concern, as the ability to access and maintain historic fabric is integral to sustaining its significance over time. The concern is therefore not principally that a modest kiosk would be unacceptable in this commercial High Street context, but that the current siting risks compromising the future conservation of the historic boundary wall. By placing new development too close to the wall, the proposal would reduce the practical ability to undertake routine inspection, repointing, repair, vegetation clearance, drainage-related works and other conservation maintenance that may be required. This would fail to give sufficient regard to the desirability of preserving the listed building, its setting, and associated historic fabric. Accordingly, an objection is raised on heritage grounds. The proposal is considered to result in less than substantial harm to the significance of the designated heritage asset, arising from the inadequate spacing afforded to the historic boundary wall for its long-term preservation and maintenance. This harm should be given great weight in the planning balance and weighed against any public benefits of the proposal in accordance with national and local heritage policy.
Design Review:	

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 7/7/26