STRIDE TREGLOWN



Certified B Corporation

Planning and Heritage Statement

Barclays Worthing |
June 2026

CLIENT
Barclays Bank PLC

JOB TITLE
Worthing Barclays Bank

LOCATION
Chapel House, Worthing

POSTCODE
BN11 1EX

JOB NO.
155849

DATE
29/06/2026

REVISION NUMBER
P02

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Revisions

Revision	Description
P01	Internal Review
P02	Submission to local planning authority

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1. Introduction

1.1. Background

1.1.1 Stride Treglown, on behalf of Barclays Bank UK PLC, submit this Planning with Heritage Statement in support of an application for full planning permission at the Barclays branch, Chapel House, Worthing, BN11 1EX. The proposed works relate to the installation of bird netting which is to be applied externally to the fire exit door frame and AC units.

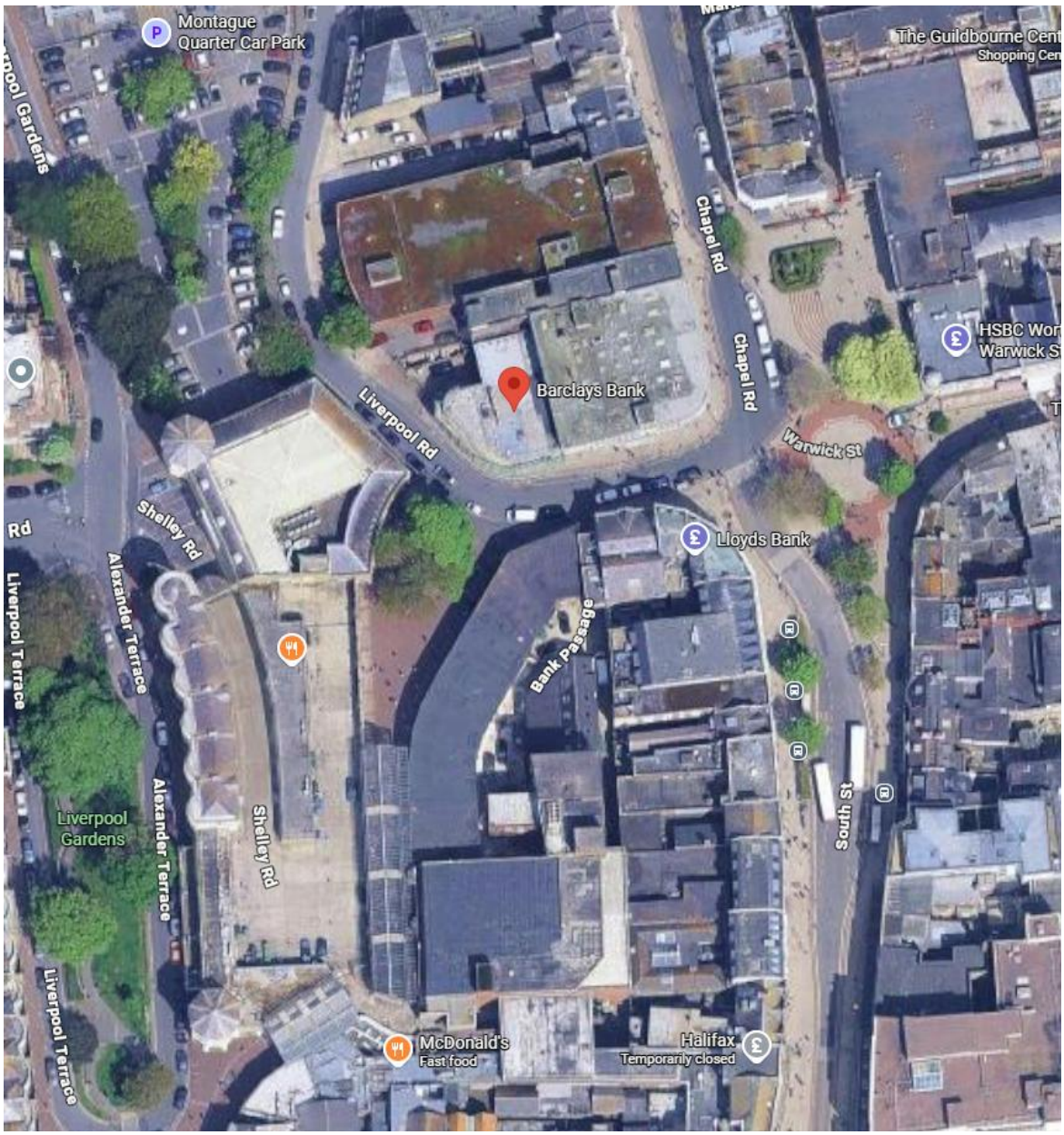

Figure 1 – Site Location

2. Site Context and Location

2.1.1 The Barclays branch to which this application relates is located at Chapel House, Worthing, BN11 1EX and sits wholly within the jurisdiction of Adur and Worthing Council as the Local Planning Authority.

2.1.2 The branch is located on Liverpool Road. The immediate surroundings of the site comprise of a mix of retail and commercial uses. The branch is located within the Chapel Road Conservation Area. It is also within the Primary Shopping Frontage Area and Build Up Area Boundary. The building that is the subject of the proposed works is not listed.

2.1.3 However, there are several Grade II listed buildings situated near the site, including Lloyd's Bank, approximately 37 meters away (to the south) and 5, Warwick Street situated 60 meters (to the east) from the site.

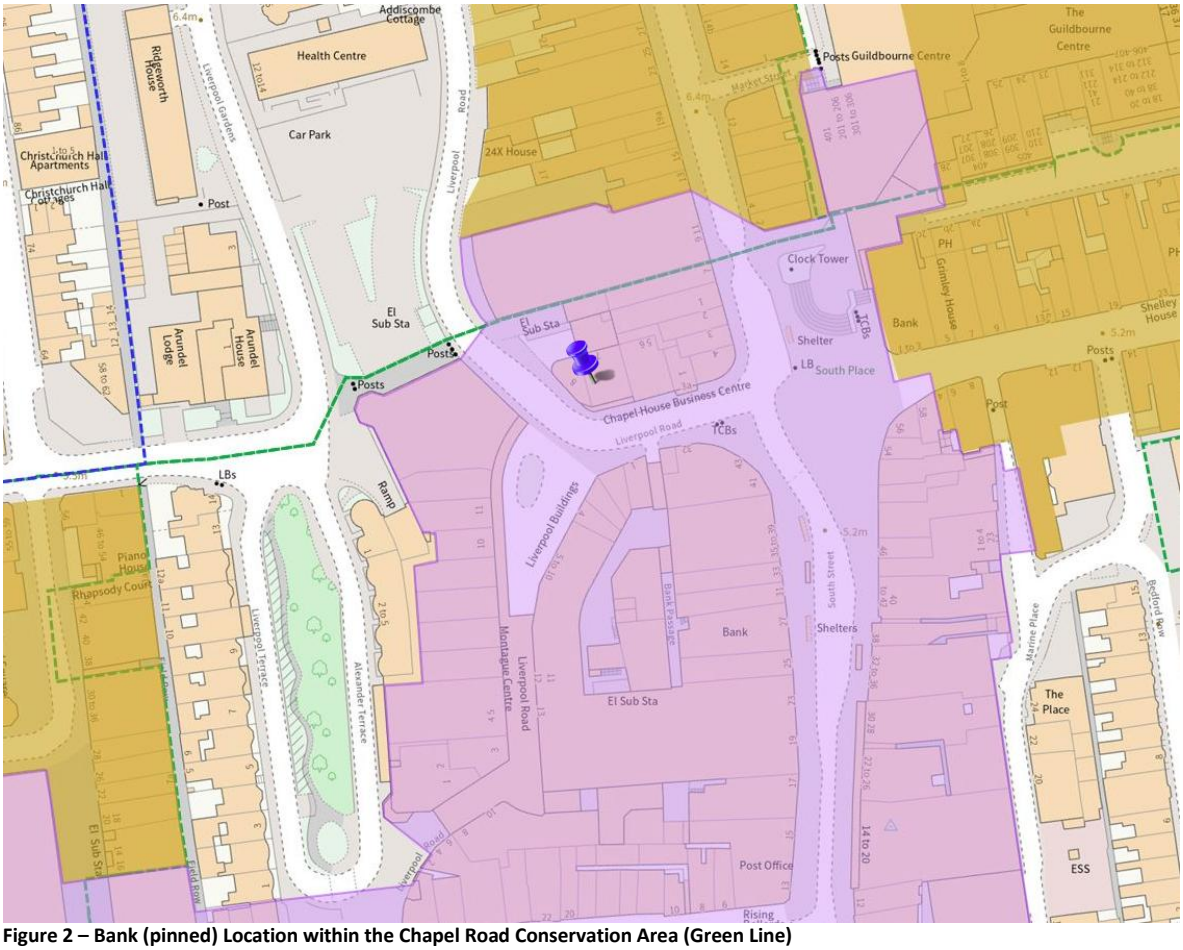

Figure 2 – Bank (pinned) Location within the Chapel Road Conservation Area (Green Line)

3. Legislative Context

3.1. Planning (Listed Buildings and Conservation Areas) Act 1990.

3.1.1 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have 'special regard' to certain matters, including the desirability of preserving the setting of the building or any features of special architectural or historic interest which it possesses.

3.2. Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (2008).

3.2.1 Paragraph 5.3 of the above document states "potential conflict between sustaining heritage values of a place and other important public interests should be minimised by seeking the least harmful means of accommodating those interests".

3.2.2 Paragraph 5.4 states that "if conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance".

3.2.3 Paragraph 138 refers to new work or alterations and states that this should normally be acceptable in the following circumstances:

1) There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.

2) The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.

3) The proposals aspire to a quality of design and execution which may me valued now and in the future.

4) The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice any alternative solutions in the future.

4. Planning Policy Context

4.1. National Planning Policy Framework

Overview

4.1.1 The National Planning Policy Framework (NPPF) was originally published in March 2012 and most recently amended in February 2025. The document sets out the government's planning policies for England and how these are expected to be applied.

4.1.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise *(Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990)*

4.1.3 The NPPF caries very considerable wight in the planning system: it must be taken into account in plan production and is an important material consideration when making decisions on planning application.

Heritage

4.1.4 Paragraph 207 states that applicants should be required to describe the significance of any heritage assets affected by their development, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

4.1.5 Paragraph 208 goes on to affirm that it is the responsibility of the LPA to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. This should be done to minimise any conflict that could arise between the conservation of the heritage asset and the implementation of the proposal.

4.1.6 Paragraph 209 states that where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be considered in any decision.

4.1.7 Paragraph 210 sets out the key factors to be considered by planning officers when determining applications. These include:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local

4.1.8 In paragraph 214, it is stated that consent should be refused to any development which will lead to substantial harm, or total loss of the heritage asset. This is unless said loss necessary to achieve substantial public benefits which outweigh the harm or loss of the asset, or if all the following apply:

(1) The nature of the heritage asset prevents all reasonable uses of the site.

(2) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.

(3) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible.

(4) The harm or loss is outweighed by the benefit of bringing the site back into use.

4.1.9 Paragraph 215 outlines that where less than substantial harm to the asset's significance will be caused, the level of harm should be weighed against the public benefit of retuning the asset to its optimum viable use.

4.2. Local Development Plan

Worthing Local Plan 2020 – 2036

4.2.1 On 28th March 2023, Adur and Worthing Councils formally adopted the 2023 Worthing Local Plan. The Worthing Local Plan provides a strategy for sustainable development and change in Worthing up to 2036. The Local Plan provides the broad policy framework and a long-term spatial strategy to manage development, respond to climate change, promote regeneration, protect the environment, deliver infrastructure and support vibrant healthy communities.

4.2.2 Key Local Plan policies relevant to the development proposals are set out below.

4.2.3 **Policy SS1: Sustainable Development**

4.2.4 *"Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay."*

Policy DM23: Strategic Approach to the Historic Environment

4.2.5 *"The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes."*

Policy DM24: The Historic Environment

4.2.6 *"Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place."*

4.2.7 "*Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features."*

4.3. Supplementary Planning Documents

Chapel Road Conservation Area Appraisal

4.3.1 The branch lies within the Chapel Road Conservation Area. The area is made up mainly of Victorian detached villas and post-1960 office blocks, dominated by office uses due to its position on the edge of the town centre. It is heavily influenced by vehicles because of surface car parks, servicing areas, and on-street parking.

4.3.2 The Conservation Area Appraisal identifies key historic features for retention, including stucco and brick elevations, Victorian villa detailing (such as sash windows, porticos, and slate roofs), boundary walls, and trees.

5. Proposed Works

5.1. Aims and Objectives

5.1.1 The proposed works involve the installation of a 50mm bird netting system to the fire exit door frame and wall-mounted air conditioning (AC) units to prevent birds from accessing and nesting within these areas. Existing bird netting surrounding the AC units will be removed and replaced with a new netting system, while new netting will be installed around the fire exit door frame. The netting system acts as a physical barrier, denying birds access without causing harm. In total, 30 sqm of netting will be installed.

5.1.2 The 50mm bird netting will fully enclose the affected areas, preventing birds from entering and roosting whilst maintaining the operational function of the fire exit and rooftop plant. The netting provides a humane and long-term bird deterrent by excluding access to the protected areas rather than injuring or trapping birds.

5.1.3 Installation of the bird netting system will involve fixing stainless steel corner fixings at each corner of the enclosure, together with intermediate fixings installed at approximately 500mm centres around the perimeter. Stainless steel wires will be threaded through the fixings and secured using wire tensioners to create a taut support framework. The 50mm netting will then be attached to the tensioned wires using stainless steel hog rings at each wire intersection, ensuring the net remains securely fixed and minimising any gaps that could allow bird access.

5.1.4 Purpose-designed access points will be incorporated within the netting system to facilitate future maintenance and servicing of the enclosed areas without compromising the integrity of the bird deterrent system. Upon completion, the installation will be inspected to ensure all fixings, wires and netting are securely installed, and any defects identified will be rectified. The works will be undertaken during normal working hours.



Figure 3 – Evidence of bird fouling on fire exit door



Figure 4 – Evidence of existing damage bird netting surrounding AC unit



Figure 5 – Bird netting to be installed above fire escape door frame



Figure 6 – Bird netting to be replaced around AC units

5.2. Supporting Plans and Drawings

5.2.1 The following plans and drawings have been submitted to provide detailed information to support this application:

- P40 – location Plan
- P41 – Site Plan
- P42 – Existing Floor Plan
- P43 – Existing Front Elevation
- P44 – Existing Side Elevation
- P45 – Existing Rear Elevation
- P46 – Proposed Floor Plan
- P47 – Proposed Rear Elevation

6. Planning Considerations

6.1. Visual Impact

6.1.1 The proposed works comprise the installation of 50mm bird netting around the fire exit door frame and the replacement of the existing bird netting surrounding the rooftop air conditioning units to prevent future bird roosting and fouling. While the bird netting will be externally visible, it is limited in extent and confined to discrete service areas of the building. The tensioned netting system is lightweight and unobtrusive, and its installation will not alter the form, scale or architectural detailing of the building. As such, the works will have only a limited visual presence and will not detract from the character or appearance of the surrounding area.

6.1.2 The replacement of the existing deteriorated bird netting and the installation of new netting around the fire exit door frame will provide a more effective and visually tidy bird deterrent solution. By preventing the build-up of bird fouling and nesting materials, the proposal will improve the appearance of these areas whilst protecting the fire exit and rooftop plant from damage and reducing ongoing maintenance requirements.

6.1.3 The proposal accords with Policies SS1, DM23 and DM24 of the Worthing Local Plan by preserving the character and appearance of the Chapel Road Conservation Area and respecting the historic environment. The works are confined to modern service areas and do not affect the building's historic fabric or architectural features.. The bird netting system is reversible and visually unobtrusive, ensuring the significance of the Conservation Area is preserved.

6.1.4 Given that the works are limited in scale, confined to secondary service areas, and designed to prevent further deterioration caused by bird infestation and fouling, it is considered that the proposed netting installation would not give rise to any adverse visual impact. The proposal represents a sensitive and appropriate intervention that preserves the character and appearance of both the host building and the wider Conservation Area.

6.2. Significance of the Heritage Asset

Impact of the Proposed Development on the Conservation Area

6.2.1 The impact of the proposed works on the Chapel Road Conservation Area will be minimal.

6.2.2 The proposed installation of 50mm bird netting to the fire exit door frame and the replacement of existing bird netting to the wall-mounted air conditioning units will not alter the architectural character, scale, massing, or historic fabric of the building. The works are confined to discrete service areas and will be lightweight, and discreet, ensuring that they do not interrupt key views or the wider character of the Conservation Area.

6.2.3 The proposal will not affect any of the key historic features identified within the Chapel Road Conservation Area Appraisal, including stucco and brick elevations, Victorian villa detailing, boundary walls, or mature trees. The installation is limited to a rear service area and therefore preserves the character and appearance of the Conservation Area.

6.2.4 Given the minor and reversible nature of the works, and their restriction to non-historic fabric, the proposal is considered to preserve the character and appearance of the Chapel Road Conservation Area. The development therefore accords with Policies SS1, DM23 and DM24 of the Worthing Local Plan.

7. Conclusion

7.1.1 This application seeks full planning permission for the installation of 50mm bird netting to the fire exit door frame and the replacement of existing bird netting surrounding wall-mounted air conditioning units. The works are required to prevent ongoing bird roosting and the associated build-up of fouling, which is currently causing maintenance, hygiene, and operational concerns, and detracting from the appearance of the building.

7.1.2 The proposed works are minor in scale and are confined to limited and discrete service areas at the rear of the building. As such, the visual impact on the building and the wider Chapel Road Conservation Area will be minimal and localised.

7.1.3 Although the bird netting will be externally visible from select views, its lightweight, discreet and closely fitted design ensures that it will not detract from the character or appearance of the building or the surrounding Conservation Area.

7.1.4 The proposal is non-invasive and reversible in nature and does not involve any alteration to the building's form, scale, architectural detailing or historic fabric. It therefore supports the continued maintenance and protection of the building without harming its significance or that of the wider Conservation Area.

7.1.5 The proposed development is considered to accord with Policies SS1, DM23 and DM24 of the Worthing Local Plan, as it will preserve the character and appearance of the Chapel Road Conservation Area and respect the historic environment.

7.1.6 Taking all of the above into consideration, the application is considered acceptable in planning terms and should be approved.

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