WORTHING BOROUGH COUNCIL

George Gunton
Meynell Gunton
8 Beaconsfield Studios
25 Ditchling Rise
Brighton
BN1 4QL

LISTED BUILDING CONSENT

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION NUMBER: AWDM/0267/26

On behalf of: Mr Paul Howard

In pursuance of their powers under the above-mentioned Acts, for the reason stated hereunder, the Council hereby GRANT Listed Building Consent for the following works:

(Part retrospective) Application for Listed Building Consent for alterations in connection with repair to first floor balcony floor and replacement canopy roof (front); replacement roof to first-floor sunroom (front)

Flat 1 17 Heene Terrace Worthing West Sussex

in accordance with the details specified in your Plan and Application No. AWDM/0267/26 submitted to the Council on 05/03/2026 and subject to due compliance with the conditions specified hereunder.

GPeck

Gary Peck
Head of Planning & Development
19/10/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
EXTG PLANS, SECTIONS & ELEVATIONS (CURRENT CONDITION)	(20)000 REV A	17.09.2026
EXTG PLANS, SECTIONS & ELEVATIONS (PRE-WORKS CONDITION)	(20)100 REV A	17.09.2026
PROP PLANS, SECTIONS & ELEVATIONS	(21)000 REV A	17.09.2026
EXTG DETAIL SECTIONS (CURRENT CONDITIONS)	(40)000 REV A	17.09.2026
EXTG DETAILS SECTIONS (PRE-WORKS CONDITION)	(40)100 REV A	17.09.2026
PROP DETAIL SECTIONS	(41)000 REV A	17.09.2026
DESIGN & REPAIR STATEMENT	2273	17.09.2026
SITE PLAN & LOCATION PLAN	004	05.03.2026

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. All works for repair and restoration for which consent is hereby granted shall be carried out in strict accordance with the materials, working methodologies and details described within the submitted Design and Repair Statement Ref: 2273 Heene Terrace, and as shown on the approved drawings.

Reason: *To preserve the historic and architectural significance of the Grade II Listed Building in accordance with policy DM24 of the Worthing Local Plan and the relevant policies of the NPPF.*

03. Prior to the reinstatement of the balcony tiled floor, a detailed specification and representative samples of all replacement tiles shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include the proposed manufacturer and product reference and shall demonstrate that the replacement tiles match the surviving historic tiles in material, method of manufacture, dimensions, thickness, profile, colour, pattern, surface finish and edge treatment. The balcony tiled floor shall thereafter be reinstated within 6

months of the date of this consent using the approved tiles and in accordance with the approved specification details.

Reason: *To ensure the architectural interest and aesthetic value of the Grade II Listed Building is preserved in accordance with policy DM24 of the Worthing Local Plan and the relevant policies of the NPPF.*

04. Upon completion of the repair and reinstatement of the cast iron columns supporting the balcony canopy, the temporary metal ties, metal angle sections, brackets and all associated temporary fixings shall be removed in full, and any resulting fixing holes or disturbed finishes shall be made good using materials and finishes to match the adjacent historic fabric. The works shall be carried out in accordance with drawing 2273-40(000)-A.

Reason: *To ensure that the temporary structural supports are removed once no longer required and that the completed canopy and balcony retain an appropriate appearance that preserves the special architectural and historic interest of the Grade II Listed Building in accordance with policy DM24 of the Worthing Local Plan and the relevant policies of the NPPF.*

05. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the Listed building from collapse or structural damage.

Reason: *To preserve the Listed Building having regard to policy DM24 of the Worthing Local Plan and the relevant policies of the NPPF.*

06. Upon completion of the work for which listed building consent is hereby granted, any damage caused to the fabric of the building which is not addressed in the submitted Design and Repair Statement or shown on the approved drawings, shall be made good within 2 months in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To preserve the Listed Building having regard to policy DM24 of the Worthing Local Plan and the relevant policies of the NPPF.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0267/26

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.