

Application Number:	AWDM/1133/26 and AWDM/1134/26
Location:	22 West Street, Worthing, West Sussex BN11 3HD
Proposal:	Demolition of existing rear extension and construction of new single-storey rear extension (AWDM/1133/26); listed building consent for the same works (AWDM/1134/26).
Case Officer:	Jackie Fox

	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:	22 West Street forms part of the Grade II listed terrace comprising Nos. 16-26 West Street, a distinctive row of modest historic cottages within Worthing's historic town centre. The terrace is characterised by its strongly unified appearance, comprising painted brick and flint elevations beneath a steeply pitched clay tile roof punctuated by small dormer windows. Despite individual alterations and decorative treatments, the buildings retain a collective architectural character and townscape value which contributes positively to the significance of the listed group. No. 22 occupies a central position within the terrace and presents a simple historic frontage to West Street. The principal elevation retains a traditional domestic form, with painted masonry walls, vertically proportioned timber windows and a modest domestic scale typical of the terrace. The roofscape remains largely intact and contributes significantly to the architectural coherence of the group. The terrace exhibits evidence of gradual evolution, with variations in window detailing, painted finishes and decorative elements reflecting the historic development of individual properties whilst maintaining a consistent overall character. The narrow street, close building line and informal historic proportions create a strong sense of enclosure and contribute to the special interest of the listed terrace and surrounding conservation area. The proposal seeks planning permission and listed building consent for the demolition of an existing rear extension and the construction of a new single-storey rear extension In respect of Listed Building Consent, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. In respect of Planning Permission, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether
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	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.” Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.” 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 significance of No. 22 is derived in part from its historic materiality, including its brick, flint and clay tile construction, and from its contribution to the unified appearance of the 19th century terrace. The shared scale, form and architectural rhythm of the row allow the buildings to be understood as a coherent historic group, notwithstanding later alterations to individual properties. The existing rear extension is a relatively utilitarian modern addition of limited architectural merit. Its design neither reflects the quality of the historic building nor makes a positive contribution to its significance. Similarly neighbouring properties possess extensions of varying quality and design, as such the consistency that is present and contributes to significance on the front elevation is significantly eroded to the rear. The proposed replacement extension represents a clear enhancement in design quality and architectural coherence. Whilst extending across the full width of the rear elevation, the proposed development has been carefully composed to remain visually subordinate to the historic building. The introduction of a recess between the new structure and the

	retained historic wall allows the original rear elevation to remain legible and prevents the extension from appearing overly dominant. Particular weight is afforded to the retention and continued visibility of the historic flint rear wall, which remains an important surviving element of the building's historic fabric and architectural character. The proposed design allows this feature to continue to be appreciated and understood within the evolution of the building. Overall, the proposal replaces an undistinguished modern addition with an extension of significantly greater architectural integrity and design quality. The scheme has been designed with due regard to the historic fabric of the listed building and is considered to preserve its special architectural and historic interest whilst providing a more sympathetic and attractive rear elevation. Having regard to sections 16 (Listed Building Consent) , 66 and 72 (Planning Permission) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and subject to the detailed joinery and materials being secured by condition, the replacement extension is considered to preserve the special interest of the Grade II listed building and the character and appearance of the conservation area. The proposals are therefore consistent with Policies DM23 and DM24 of the Worthing Local Plan (2023) and the conservation objectives of Chapter 20 of the National Planning Policy Framework (2026).
Design Review:	
Amended Plans / Additional Information Required: <i>[List the amended plans/additional information you are requesting, if any]</i>	1. 2. 3.
Conditions Required: <i>[List the conditions you are requesting, if any]</i>	1. Prior to the installation of any new external doors or windows, detailed drawings of all proposed joinery at a scale of not less than 1:10, with full-size sections showing frames, glazing bars, cills, heads, reveals, glazing and finishes, shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and retained as such thereafter. Reason: To safeguard the special architectural and historic interest of the listed building and the character and appearance of the conservation area, in accordance with Policies DM23 and DM24 of the Worthing Local Plan (2023) and Chapter 20 of the National Planning Policy Framework (2026). 2. Prior to the use of any external facing materials in the construction of the

	extension, samples of the proposed walling, roofing, glazing and external finishes, including details of their colour, texture and method of application where relevant, shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved samples and retained as such thereafter. Reason: To ensure that the extension is sympathetic to the listed building and preserves the character and appearance of the conservation area, in accordance with Policies DM23 and DM24 of the Worthing Local Plan (2023) and Chapter 20 of the National Planning Policy Framework (2026). 3.
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Simon Richard

Conservation Consultant for and on behalf of Adur and Worthing District Council

Date of Comment