Expiry Date - 03/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1428/24 **Recommendation – GRANT CONSENT**

Site: **11 High Street Worthing West Sussex BN14 7NN**

Proposal: **Application for Listed Building Consent for the removal of one non-load bearing internal wall on the ground floor.**

Date of site visit: 14.12.2024 (JM and RS)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an early C19, grade II listed, 2-storey terraced house (formerly comprising Nos 11 and 13) fronting the west side of High Street, Tarring.

The statutory listing describes the property as follows:

HIGH STREET 1. 5406 (West Side) West Tarring Nos 11 and 13 TQ 1304 SW 15/191 II GV 2. A pair, abutting No 15. Probably early C19. 2 storeys. Rendered. 3 unevenly-spaced sash windows above, with moulded architraves and glazing bars. Below: on the left a 4-panel door; across the rest of the front a moulded cornice, probably belonging to a shop of the original date, with 4 slender pilasters, the middle 2 framing the doorway (4-panel door, top 2 glazed) and the left-hand one having lost its lower portion. The left window under the cornice fixed, the right a sash with glazing bars. Slate roof with gable chimneys. Unmoulded eaves. The George and Dragon Public House and Nos 3 to 19 (odd), including No 13a (Chippers) form a group. Listing NGR: TQ1324704095

The site is located within the West Tarring Conservation Area.

Proposal

Listed Building Consent is sought to remove a non-load-bearing internal wall between the current living room (front left) and kitchen (rear left).

The application is supported by a Heritage Stated (updated Fed 2025).

Relevant Planning History:

Planning records show consent was granted in 1978 (shortly after Listing in 1976) for internal alterations to Nos 11 and 13 to become a single-dwelling house (plus external alterations including the provision of a ground-floor window (left-hand) in lieu of the door referred to in the listing).

AWDM/1889/17 Application for Listed Building Consent to remove one non load bearing wall and erect a new one to create a hallway; block one doorway up and add new doorway (bedroom 5). Consent granted 20.03.2018.

Consultations:

The ***Council's Conservation & Design Architect***

Owing to the contradictions within the submitted Heritage Statement and Design and Access Statement, initially requested that a more thorough heritage assessment to be undertaken by a suitably qualified building archaeologist in order to meet the minimum requirements set out in NPPF for understanding the historic significance these early C19 cottages, including their original plan form.

Following exploration work to expose the existing wall and confirmation of its construction as a non-load-bearing timber partition (stud) wall the proposals have been updated to omit details of the initially proposed structural calculations and foundation work, and the Heritage Statement updated. Amended drawings have been received showing the retention of 400mm wide walls 'nibs' on either side of the proposed new opening to which the Council's Conservation Architect has no objection.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP3, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The key considerations are the effects of the proposal on the historic significance of the listed building.

Paragraph 212 of the NPPF states 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this

harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The starting point when considering proposed works to a listed interior is always the 'plan form' of the original building. The configuration of rooms and sub-division of internal spaces was altered when the 2 separate cottages (Nos 11 and 13) were converted into a single dwelling in 1978.

As initially submitted the Heritage Statement and Design and Access Statement included several inconsistencies and insufficient information pertaining to the existing wall necessary to understand its ‘historic significance’. The submitted details also included calculation for structural steelwork including the insertion of columns and reinforced foundations. Further investigation work has since been carried out which confirms the wall as an older timber partition wall. A site visit confirmed the existence of an exposed beam within the kitchen a short distance rearward (west) of, and running parallel to the timber partition wall in question. It is possible (but not definitive) that the former indicates the position of the original rear wall of the cottage.

The Council’s Conservation Architect is satisfied that following confirmation of the wall being ‘non-load bearing’ within an updated Heritage Statement, the works to form a new opening can be less invasive and have less impact on the remaining historic fabric of the building. Although probably not an original wall, the existing timber partition wall is of some historic interest. The retention of 400mm wide wall ‘nibs’ on either side of the proposed new opening as amended will evidence the existing sub-division of ground-floor rooms as a record of the evolving plan form of these cottages, now in use as a single dwelling.

Recommendation

GRANT CONSENT subject to Conditions:-

1. Drawing Numbers
2. Standard LBC time limit
3. Make good and damage
4. Protect LB from collapse

Informative

Pro Active Amendment
Advice to Applicant - The Applicant is advised that the removal of the kitchen wall has the potential to be a fire safety hazard as the kitchen is a high-risk area. Irrespective of the grant of Listed Building Consent it is recommended that further advice on this matter is sought from a Fire Safety Advisor prior to carrying out the works.

Is recommendation contrary to letter(s) of representation? N

Expiry Date - 03/01/2025

Case Officer:	Jo Morin	Date:	25.02.2025
Authorised by:	Louise Prew	Date:	28/02/2025