

Conservation Officer Comments
Amended Plans or Further Details

**Architectural & Historic
Buildings Consultants**

Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

Application Number:	AWDM/0079/26
Location:	14 Ambrose Place Worthing West Sussex BN11 1PZ
Proposal:	Listed Building Consent for removal of shed and replacement with a new shed, and landscape garden design including hardstanding and boundary treatment (part retrospective)
Case Officer:	Louise Prew

	Further Information Required
	Design Review Required
	No objection - no harm
X	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Comments:	Ambrose Place possesses a notably elegant character. This residential street, located within the town centre, features Nos. 1–15 on the north side as a cohesive and nationally listed group. The houses are set behind front gardens, which are separated from the dwellings by a roadway. Built in the early 19th century, the terrace displays a consistent architectural rhythm and a pronounced vertical emphasis, while still allowing for distinctive detailing between individual buildings or paired units. The street relates more closely to the predominantly residential areas to the west—where a strong sense of community character remains intact—than to the commercial and civic functions found in other directions. It should be noted that the terraced properties of Ambrose Place, together with their detached south-side gardens, fall under an Article 4 Direction. This designation requires that planning permission be sought for certain minor works where they would front Ambrose Place, in order to safeguard the character and appearance of the Conservation Area. Such works include alterations to curtilage structures, hard surfacing, and changes to boundary enclosures. The property is Grade II Listed by English Heritage in October 1949 as follows: “<i>Ambrose Place (1 to 14 consec.) INCLUDING SECTIONS OF RAILINGS ALONG THE FRONT AMBROSE PLACE 1. 5406 (North Side) Nos 1 to 14 (consec.) including sections of railings along the front TQ 1402 NE 3/23 11.10.49. II GV 2. Between 1814 and 1824. Built by Ambrose Cartright. 3 storeys and basement, with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopy on 1st floor, the balconies supported by 4 slender columns to each house. Nos 6, 12 and 13 retain their original trellised wooden porches which fill the space between the 2 right hand columns in these houses.</i>”
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	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. 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.” 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. In respect of the replacement shed, this is a structure within the curtilage but clearly is a post 1948 development and as such it does not require listed building consent only Planning Permission. It is noted both the existing and proposed are set back to the far end of the garden and plantings are proposed to mask the sheds appearance. In considering both the setting of the listed buildings and reasonable amenity requirements the proposed would not cause harm over and above what is already present. The same conclusion can be reached in relation to the base proposed for the shed, therefore in relation to this aspect there is no objection. The boundary treatment that contains the garden plots along Ambrose Place is varied, with particularly small dwarf walls of flint to other of brick or stucco finishes. In many cases the boundary wall is absent and parking for vehicles has been provided. Boundaries separating each garden is varied also with many being simply of shrubs with some fencing of varying qualities present. The existing plan shows a set of double gates that were recently granted LBC and Planning Permission under a different scheme and therefore do not form part of this proposal.
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	The picket fence set on top of the flint wall to the west is enclosed the end of the terrace of garden spaces. It is not agreed that the proposed would give the same degree of openness as the existing but nevertheless is the end of the garden terrace and faces a access pathway. When considering extent of harm, when compared the existing arrangement to the west, which is also a later addition, the proposed would not bring about an increase in harm or indeed cause more harm than the existing arrangement as such this element of the proposed, whilst providing limited enhancement, is considered to be acceptable In terms of the planting and layout arrangements there is no heritage objection. Recommendation: Having regard to sections 16,66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is considered by virtue of design, appearance and layout would preserve the setting and architectural and historic interest of the listed building, and preserve the character and appearance of the conservation area. As such the proposal is considered to accord with policy DM24 of the Worthing Local Plan and paragraph 135 and 213 of the NPPF.
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Simon Richard

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

Date of Comment 19/2/26