

Development Management – Delegated Officer Report

Application Number: AWD/1543/25

Recommendation: – Approve

Site: 41 - 43 South Street Worthing West Sussex BN11 3AW

Proposal: Temporarily remove and reinstate suspended ceiling and grid to allow for the removal and disposal of ACMs; external fabric repairs & maintenance which include but not limited to remove vegetation from parapet gutters and chimney, clean and repair cast iron gutters and downpipes, re-fix dislodged slates, replace missing or damaged slates, reinstate loos or missing lead flashing & gutters, make good chimney flaunching, removal of modern roof lanterns at ground floor level and roof infilled. Relocation of the staff kitchen from second to first floor.

Last visited: 13.01.2026

Neighbours Checked: Y

Additional Neighbours Notified: N Site notice posted 16.12.2025

Proposal, Site and Surroundings

The application site relates to the three storey Lloyds bank building located on the corner of South Street and Liverpool Road within the town centre and Primary Shopping area. The site is a Grade II listed building located within the South Street Conservation Area.

The listed buildings register contains the following description:

SOUTH STREET 1. 5406 (West Side) Nos 41 and 43 (Lloyd's Bank) TQ 1402 NE 3/126 II 2. Circa 1870. Partly included for its very prominent position at the crossroads between the 2 main streets of the centre of the town. The facade is in 4 straight sections angled round the curve between South Street and Liverpool Road. 3 storeys and attic. Stuccoed. 8 sash windows, 2 to each section, enclosed within an order of 18½ fluted polished granite Corinthian pilasters (paired at ends of each section and to left-hand doorway), supporting entablature and parapet (with 3 pairs of openings for dormers). Moulded frames and pendants to 2nd floor windows. Segmental pediments on brackets to 1st floor windows. Moulded arches on imposts to ground-floor windows, with fielded panels below.

Listed building consent is sought for fire compartmentation works, removal of asbestos containing material from the ground floor, repair and maintenance to the external building fabric, and relocation of staff room and kitchen to the first floor. This is as described in the applications Heritage Statement as follows:

2.1 Fire Compartmentation & ACM removal works

All of the required internal remedial repair works will be treated sympathetically with a like for like material and methodology where possible. The exception to this methodology will be the requirement to improve the fire compartmentation integrity by way of under-drawing the existing ceiling soffit with a fire-retardant board to achieve the required 60 minute fire resistance, this will be in place of the original lath and plaster. No heritage elements will be adversely affected by the proposed works.

Within the existing ceiling void above the modern suspended grid & tile ceiling, currently access is NOT permitted due to the presence of ACM's

The presence of a decorative Victorian style plasterwork coving/cornice has been observed to the perimeter and possible down stand beams appears to be in place. With the limited access, the extent together with its integrity cannot be confirmed. The intention is to retain the coving/cornice in place. Following the removal of the modern suspended ceiling, MEP systems and the removal of ACM's contaminants, a full review of the coving will be undertaken.

It is necessary to remove the existing lath and plaster ceiling to remove ACM contaminants from within the floor void. The methodology to facilitate this and retain the decorative coving/cornice, is to align a parallel saw cut 100mm away from the coving to allow the lath and plaster soffit to be removed, therefore removing/limiting any potential damage to the coving from the removal of the lath and plaster ceiling.

It is necessary to carry out Fire Compartmentation Improvements works to Ground Floor Banking Hall primary ceiling. The fire integrity of existing lath and plaster ceiling has been compromised over many years of alterations to the branch layout and adjustment to the existing services within the ceiling void. During an R&D Asbestos validation survey it was noted that the acoustic/decorative 1970-1980's ceiling tiles were bonded to the original existing lath and plaster ceiling, the tiles and the adhesive used to bond the tiles contains Amosite which is a type of amphibole asbestos (ACM's) this will requires specialist removal by a Licensed Asbestos Removal Contractor (LARC). To undertake the necessary upgrading of the fire compartmentation and the removal of the ACM's, the following sequence of works will be required.

- The temporary removal and storage of the existing loose furniture and marketing to allow a clear working area.*
- Removal of existing modern 600x600 ceiling grid and tiles, existing Mechanical & Electrical services and associated containment.*
- Removal of ACM's by a registered LARC together with the existing lath and plaster ceiling due to its lack of its fire integrity and contamination of the floor void by ACM's.*
- Reinstatement of the ceiling soffit utilising a fire-resistant board to achieve the required 60 minute fire compartmentation.*
- Reinstatement the MEP services to replicate the installation prior to their removal*
- Reinstatement a new 600x600 modular ceiling grid and tiles to the same height as previously installed. All lighting and Mechanical service will be reinstated.*

- Full redecoration of the walls and timberwork will be undertaken. Floor finishes will be deep cleaned as they are in good condition.
- All loose furniture components and marketing will be returned and positioned accordingly in preparation for the reopening of the branch.

2.2 Outline scope of proposed minor fabric maintenance repair works

All external repairs and maintenance works will be treated sympathetically with a like for like material and returned to the original state. No heritage elements will be adversely affected by the proposed works

The proposed works are limited in scale and focus on the repair and preservation of existing fabric to prevent further deterioration. In summary, the scope includes:

- *Repair or replacement of broken, slipped, or missing slate tiles. (Rear pitches of Roofs 1 & 2, together with roofs 6,7)*
- *Hoppers and back gutters are to be cleaned out and ensured they are free of vegetation. Downpipes are to be inspected, and connections checked to ensure discharging efficiently, in the event of leakage, remove failing rainwater goods and replace with materials to match the existing. Any missing or damaged leaf guards and outlets shall be reinstated with like for like replacements.*
- *Lead work flashings shall be inspected for holes or splits. Slipped lead flashings should be refixed, and damaged ones replaced, where necessary*
- *Cornice repairs are limited to minor, localised timber repairs where decay or weathering*
- *Any repairs to timber windows the approach is traditional, like-for-like, cut out and scarf in defective timber, rake out defective putty, replace broken or cracked glazing, apply new putty and decorate to match existing designed to ensure no harm to the significance of the listed building.*
- *Existing asphalt flat Roof covering in poor condition (Roofs 3,4,5,8,9). Allow to repair or replace or overlay with new roofing system including upstands, drainage gulleys and flashings, ensure all rainwater goods are discharging effectively.*
- *Removal and encapsulation of the existing modern glazed lanterns locate above the ground floor meeting rooms located on roof 6. The requirement for the removal of these lanterns is twofold. they are beyond economic repair while serving no purpose of light transfer to the rooms below due to the presence of the suspended ceiling below. They are also a security risk and a weak point in the physical security risk to the branch.*

A suitable specialist contractor, familiar with Listed Buildings will be required to undertake the repairs in a complimentary and sympathetic fashion. Replacement work should be visually and physically compatible with the existing materials in all respects.

Only techniques and materials which have been demonstrated to be appropriate to the fabric should be considered. These will normally be the same as the original or parent material or where this is no longer available or appropriate, have compatible properties, both technically and aesthetically. Interventions should maximise the life expectancy of significant building fabric consistent with sustaining its significance, they should be reversible, if technically feasible and practicable, or at least, re-treatable and should not prejudice future interventions when these become necessary. All works should be adequately recorded, and the records made available for others. Interventions should contribute to or at least not compromise the sustainability of future management and maintenance.

2.3 Relocation of Staff Room & Kitchen

Proposals to relocation the Staff Room and Kitchen facilities from Second Floor to First Floor and the introduction of a Tea Point at Ground Floor Level.

- The First floor area formally noted on the existing General Arrangement drawings as “Business Centre” shall be subdivided and repurposed to form a staff room and kitchen area. Formation of a lightweight stud partition from the existing floor level to the underside of the primary ceiling. The existing modern secondary suspended ceiling will be adapted to allow for the new partition to pass through forming a fire compartmentation wall.*
- Existing MEP Services and controls will adapted and enhanced to suite the new layout*
- A new staff kitchen consisting of wall and base unity will be installed with the area being fully redecorated.*

Relevant Planning History:

00/00996/FULL - Installation of two ATM machines to the South Street frontage of No. 41-43 and one ATM to 32 Liverpool Road frontage (for disabled use) together with alterations and new entrance doors

STATUS: Conditional Consent 20th November 2000.

00/00997/LBC - Application for Listed Building Consent for the installation of two ATM machines to the South Street frontage together with alterations and new entrance doors

STATUS: Conditional Consent 20th November 2000.

90/05588/LBC - APPLICATION FOR LISTED BUILDING CONSENT TO REPAINT THE BUILDING FACADE FRONTING SOUTH STREET AND STONE CLEAN THE BUILDING FACADE
ADJOINING

STATUS: Conditional Consent 31st July 1990.

90/05589/LBC - APPLICATION FOR LISTED BUILDING CONSENT TO REPLACE EXIT AND ENTRANCE DOORS, REPLACE EXISTING WINDOW FRAMES WITH CLEAR GLASS

TOGETHER WITH INSTALLATION OF FRESH AIR PAVEMENT VENTS TO BASEMENT ROOMS

STATUS: Application Refused 15th August 1990.

90/05590/FULL - ALTERATIONS TO EXISTING ENTRANCE DOORS, NEW VENTING FACILITIES TO BASEMENT TOGETHER WITH NEW GLAZING TO GROUND FLOOR WINDOWS

STATUS: Application Refused 15th August 1990.

90/05591/FULL - PROVISION OF NEW ENTRANCE DOOR AND NEW VENTING FACILITIES TO BASEMENT

STATUS: Conditional Consent 29th November 1990.

90/05592/LBC - APPLICATION FOR LISTED BUILDING CONSENT FOR REPLACEMENT ENTRANCE DOORS & GROUND FLOOR WINDOW GLAZING, PROVISION OF THREE FRESH AIR VENTS; ALTERATIONS TO EXISTING EXIT DOOR, & INSTALLATION OF NEW FASC

STATUS: Conditional Consent 29th November 1990.

96/05731/FULL - INSTALLATION OF A SATELLITE RECEIVING DISH TO FLAT ROOF OF 32 LIVERPOOL ROAD

STATUS: Conditional Consent 21st May 1996.

AWDM/1036/19 - Listed Building Consent for internal alterations for remodelling of ground floor layout and replacement of floor, wall and ceiling finishes and external alterations comprising application of opaque window film to some windows and 3no. semi circular glass panels above ATMs all on north elevation for Lloyds Bank.

STATUS: Application Permitted 19th August 2019.

AWDM/0622/23 - Application for Listed Building Consent for replacement of lighting to new LED energy efficient lighting in the front and back of house areas

STATUS: Application Permitted 17th July 2023.

AWDM/0845/25 - Installation of internally illuminated Fascia signs, internally illuminated projecting signs and internally illuminated other signs

STATUS: Pending Consideration .

AWDM/1106/25 - Application for Listed Building Consent for Installation of internally illuminated Fascia signs, internally illuminated projecting signs and internally illuminated other sign

STATUS: Pending Consideration .

Consultations

The Worthing Society has made the following comments:

Thank you for requesting our comments in respect of the above planning application which relates to a Grade II Listed Building within the South Street Conservation Area.

This building occupies a landmark corner site and has distinctive external plasterwork features.

I have now had the opportunity to discuss the planned works with our Heritage Team. As you will appreciate, we do not have building qualifications so we are unable to comment fully on the internal works. However, on viewing the comprehensive Design and Heritage Statement, it appears the upgrading of the fire safety prevention measures are very necessary. The architect intends to respect and preserve the heritage features of the ceilings and covings.

Regarding the exterior works the Design and Heritage Statement refers to the following and I quote:

4.0 As a result of the proposed works there will be no change to the appearance of the existing building or the surrounding area. The proposed works are limited to the repair, general maintenance and upkeep of the building fabric. The repair and maintenance work are to ensure that the building where practically possible maintain is natural state, while keeping all original features intact and unaffected by the proposed repairs and maintenance. Replacement materials will be specifically chosen to match the existing materials appropriate to the age, style and construction methods used.'

In summary the works appear to being approached in a manner which is sensitive to the character of this distinctive Listed Building. With the proviso that the Council officers are satisfied with the proposed internal works, we have no objection to this application.

The Council's **Heritage Consultant** has made the following comments:

No objection – no harm

The building is situated on a prominent corner location between South Street and Liverpool Road within Worthing Town Centre and is currently a Lloyds Bank. The building has a confident presence within the street scape being set over 3 storeys under a pitched roof concealed by a parapet. The curved front elevation is of particular note with a fascia panel that sweeps around the elevation with pilasters and curved head windows. The pilasters are of marble columns with Corinthian order capitals set upon them. The corresponding arched windows occupy the space between the pilaster sets and are complimented with moulded keystones and architrave. Similar decoration incorporating dentil cornice, console brackets and moulded hoods can also be seen at upper levels.

The branch also occupies a neighbouring building located on Liverpool Road that although amalgamated into the bank building, it possesses a distinctly different elevational appearance possessing a clear shopfront addition at ground floor level and elevations formed of sandstone with impressive windows formed with stone mullions and transoms.

The building also possesses a number of flat roofed additions to the rear of the building.

The proposal seeks Listed Building Consent, Planning permission for a number of internal and external works including,

Reroofing of flat roofs with a single ply membrane

Lining of embedded cast iron rainwater goods

Removal of Asbestos Containing Materials

Installation of stud partition to form a staff room and comms room

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.

The interior of the building has been subject to a significant degree of change over its commercial life, which is not surprising bearing in mind its prolonged use as a Bank. Throughout its lifetime alterations have included amalgamation of 2 buildings, various security installations and upgrades, changes in plan form, installation of utilities including air conditioning / ventilation and various forms of redecoration.

Much of the internal alteration has been focussed on the commercial function of the building as a bank, and subsequently little of historic interest remains within the interior of the building save for some elements of interest on the top floor.

As such when assessing significance the aesthetic value of the exterior contributes a great degree of value with internal being rather secondary in significance terms. The level of retention of features of historic interest within the bank is low.

Although the exterior appearance does much to give the building architectural interest that level of interest does not translate to the entirety of the building with certain areas to the rear being modern additions of only a functional purpose.

In taking these matters into account the closing of rooflights and the application of new single ply roof coverings apply to areas of later extension and as such are of no historic or architectural interest. Further to this, being at the rear of the building, these flat roof areas do not afford any public visibility, as such these elements are accepted.

In relation to the removal of Asbestos Containing Materials, the removal is proposed within the banking hall area, the most used and occupied part of the building. Although a false suspended ceiling is in place concealing the asbestos, it is agreed that this should be removed. The decorative cornice that follows the perimeter of the ceiling is also concealed by the suspended ceiling and the proposed would not see the cornice revealed but it would be retained. As such in weighing the proposed the removal of the asbestos will involve the preservation of an element of architectural interest for it to be potentially revealed in the future and as such is accepted.

The formation of a comms room and staff room will involve a minor change to plan form, which is considered to be reversible and would not cause an unacceptable degree of harm bearing in mind the significant alteration already carried out.

The front elevation possesses hidden cast iron rainwater downpipes that are encased within the elevational detail. The cast iron is now corroding to such a degree that the cast iron is expanding and delaminating. If left unaddressed the force of the expanding cast iron will crack, damage and blow the beautiful façade of the bank.

A conventional approach to address this would be to remove areas of the frontage and remove the pipe, replacing it with a new one. This would carry significant risk to the aesthetic quality of the building. Not only would replication be extremely costly but replicating the colouring, patina and overall appearance would be challenging.

The proposed seeks to utilise a novel approach associated to the sewer repair industry, utilising rust inhibitors followed by the insertion of flexible fiberglass sleeves which are then cured to form a fiberglass tube within the drainpipe, removing direct contact with water and air. Although somewhat alternative in the approach, when considering the circumstances and limited options available, the proposed seems to possess a viable solution that minimises the potential for harm. It should also be noted that traditional conservation concerns such as vapour permeability are not points of consideration as the existing down pipe is not vapour permeable. As such the proposed approach is accepted.

Other minor maintenance and upkeep refers to clearing and repair of parapet gutters, replacement slates, new abutment flashings and clearing of other rainwater goods. It is noted that much of these details are either simple maintenance not requiring consent or are on a 'like for like' basis.

The repair of parapet gutters is considered to be essential and will address the cause of much of the interior water ingress.

In respect of these matters conditions shall be placed on materiality to ensure compatibility with existing materials and to reinforce the requirement for genuine materials.

In conclusion the proposed brings about no harm to the values that underpin the buildings significance as a designated heritage asset. Much of the proposed seeks to address areas where the building has not been sufficiently maintained or seeks to carry out alteration to areas of contemporary origin. In addressing the multitude of areas requiring maintenance, the removal of ACM's and providing a novel solution to the concerns regarding the failure of the rainwater goods encased within the façade the proposal serves to provide a degree of enhancement.

Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal by virtue of design, materiality and appearance would not harm the architectural and historic interest of the Grade II Listed Building and as such is considered to comply with policy DM24 of the Worthing plan and paragraph 135 of the NPPF.

Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
South Street Conservation Area Appraisal

Planning Assessment:

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority should have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF, further emphasises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Policy DM24 states that planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. It also states that 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.

Policy DM5 seeks to ensure all new development is of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

The South Street Conservation Area appraisal provides the following assessment of South Street:

South Street is a particularly important townscape element of the Conservation Area. A clearly defined urban space at the northern end was significantly improved by the pedestrian enhancement scheme in 1998 in which most of this area was paved providing an attractive pedestrian square, which can on occasion be used for public performing art such as charity promotions, carol singing, and Morris dancing. From its wide northern end, South Street progressively narrows towards the seafront which enhances the strong sense of enclosure. The kink in the line of the street is significant for creating changing views of the street scene along South Street. Given its central location, South Street has been subject to gradual redevelopment over many years and, therefore, the buildings show a variety of styles beginning from the early 19th century. Most of the buildings contribute significantly to the character and appearance of the area and many have considerable local historic or architectural interest. Particularly notable are the facade of the Bristol and West building society (formerly The Ship) which represents the stern castle of a square rigged ship, and the elaborately decorated elevations of W H Smith. At the south end of the street, Arcade Buildings (1925) includes a covered glazed arcade with faience elevations and a black and white marble floor. South Street is a busy retail street which has benefited considerably from the pedestrian enhancement scheme, which reduced the carriageway width and prohibits most motor vehicle traffic except buses. The scheme also used tree planting in a series of small groups to better define a series of open spaces.

As noted by the conservation consultant above, the exterior of the building contributes a great degree of value with the internal being secondary in significance terms. There have been significant changes to the interior of the building over its commercial life and little of historic interest remains within the interior of the building. However it is noted that areas at the rear of the building comprise of more modern additions with no historic or architectural interest and these elements are not readily visible.

It is noted that the conservation consultant considers that much of the proposed seeks to address areas where the building has not been sufficiently maintained or seeks to carry out alteration to areas of contemporary origin. An alternative approach has been sought to address the failure of the rainwater goods encased within the façade which minimises disturbance and can be accepted. In addressing the areas requiring maintenance and the removal of ACM's, and in providing a novel solution to avoid disturbance to the façade, the conservation consultant considers that the proposal serves to provide a degree of enhancement.

On this basis and given the scope of works proposed, the conservation consultant considers that the proposals brings about no harm to the values that underpin the buildings significance as a designated heritage asset.

Conditions have been recommended by the conservation consultant to ensure appropriate replacement materials where necessary, precise details of any replacement rainwater goods, and details of works and methodology for the ceiling

repairs to be agreed in order to ensure the works compliment the aesthetic value of the listed building.

The proposed works are therefore considered acceptable and will support the continued viable use of the listed building.

Recommendation:

GRANT listed building consent subject to the following conditions:-

1. Approved plans
2. Standard time limit – listed building consent
3. Prior to commencement of ceiling repairs at 1st and 2nd floor level a schedule of works and methodology shall be submitted to the Local Planning Authority for approval in writing. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter
4. Prior to installation of any replacement rainwater goods precise details of such shall be submitted to and approved in writing by the Local Planning Authority. Once approved the works shall be carried out in accordance with the approved details and retained as such thereafter
5. Any replacement roofing material shall be a match in terms of size, shape, colour, quality and materiality to the item that has failed. Manmade alternatives such as reconstituted slates are not acceptable.
6. Any replacement lead shall be a match in terms of size, shape, colour, quality and code to the item that has failed.
7. Any repointing or re-rendering works to historic elevations (including walls, flaunching, chimneys and parapets) shall be carried out using an appropriate lime mortar of NHL 3.5 or 5.
8. Protect LB
9. Making good damage

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant listed building consent in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Hincke Date: 11.05.2026

Authorised by: Louise Prew Date: 11/05/2026