Application Number:	**AWDM/0722/25**	**Recommendation - APPROVE**
Site:	**Beach Chalets All Beach Parade Worthing West Sussex**	
Proposal:	**Replacement of the existing facades to beach huts and kiosks**	
Applicant:	Adur and Worthing Councils	Ward: Central
Agent:	NA	
Case Officer:	Louise Prew	

This report provides further information as requested by Worthing planning committee members following the meeting on 20 August 2025. The previous report is appended.

The application was deferred with additional information requested on the differences between the steel and aluminium systems and whether alternative sources of funding had been considered to provide steel windows.

The applicant has provided further information on the system chosen and how it compares with two other types of windows including a steel Crittal window and a Comar window. The Colmar window was discounted due to the larger frames which would have a bulkier appearance (72mm) compared to the 58mm profiles of the other two products. In terms of maintenance, aluminium was preferred as steel windows would require additional future maintenance due to the rust risk, particularly with the exposed coastal location, whereas aluminium would be a more corrosion-resistant option after initial powder coating.

In terms of the flatter glazing bars noted by the Conservation Architect, it is recognised that these would include an applied rather than integral glazing bar. An option for an integral glazing bar was not considered as the applicant indicated that they would be less secure, take longer to install and would have more future maintenance, which they were trying to reduce by proposing aluminium. The proposed doors would be more similar in design to the newer chalet doors which already have applied glazing bars with the flatter style as indicated in the image below.



In response to the request for information on possible external funding the applicant has provided the following information.

There is approximately £20,000 which could be funded through internally received monies but this would only serve to help renovate 3 of the 41 chalets (aluminium) or 1.8 chalets (steel).

There are opportunities to apply for current external funding opportunities such as the National Lottery's Heritage Lottery Fund. However, this is highly competitive and the applicant has indicated it may be more likely to be awarded to Community Interest Companies and community groups over local authorities.

The applicant has also said that heritage funding would not be applicable as the assets are not listed and even if they were, any heritage funding would need to be geared towards the pier/lido as a priority.

CIL and section 106 monies are not considered to be available.

As noted in the previous report, the proposals represent a chance to upgrade the existing beach chalets which have fallen into a state of disrepair. The proposed aluminium frames are considered to be a good alternative to the existing facades and would require less maintenance compared to steel counterparts. The proposal is considered to cause less than substantial harm to the conservation area and the harm identified is at the lower end of the scale. The public benefits associated with the upgrade are considered to outweigh the harm caused.

Recommendation

GRANT subject to Conditions:-

1. Approved plans.
2. Standard time limit.
3. Materials as specified
4. Frames to be pre-anodised prior to powder coating