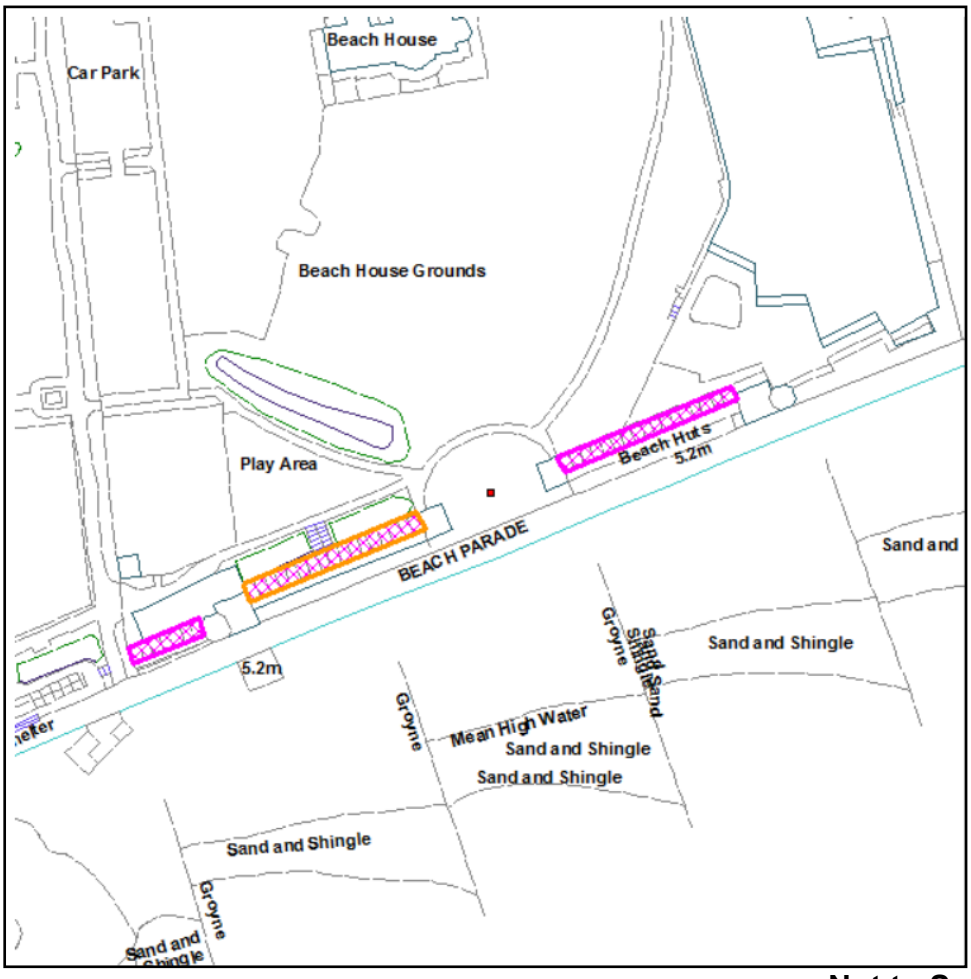
APPENDIX

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	



Not to Scale

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Site and Surroundings

The beach chalets are located on Beach Parade, the beachfront promenade, to the south of Beach House Gardens. The site is varied in character with Splashpoint Leisure Centre to the east and Coast cafe and Denton Gardens to the west. Some of the beach chalets are occupied by local businesses.

The chalets are on the local interest list with the following description:

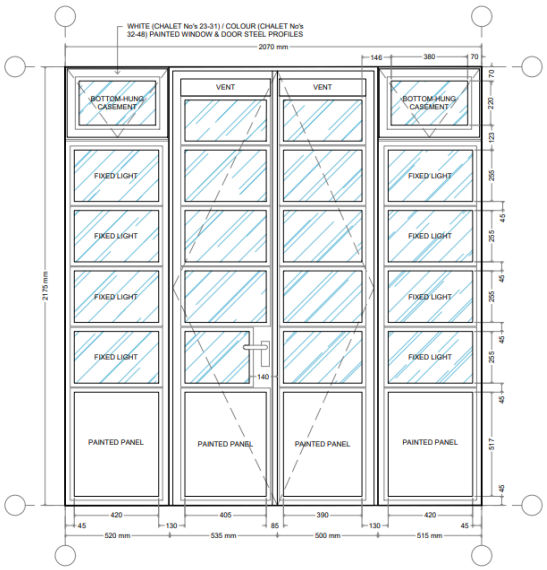
"This row of Beach chalets adds to the vernacular of this seaside town. The chalets offer both shade from the sun along with an enclosed private patio facing the sea. The chalets are glazed with Crittall windows, but the glazing has been replaced with polycarbonate because of vandalism. Unusually, there is a public promenade running along the tops of the chalets, providing excellent elevated views towards the sea and to the public gardens on the north side. This seafront composition also includes two two-storey "towers" housing a shop and café. The clock on the eastern tower commemorates the Festival of Britain 1951. "

The site is situated within the Steyne Gardens conservation area, having been included in the 2024 review of the boundaries.

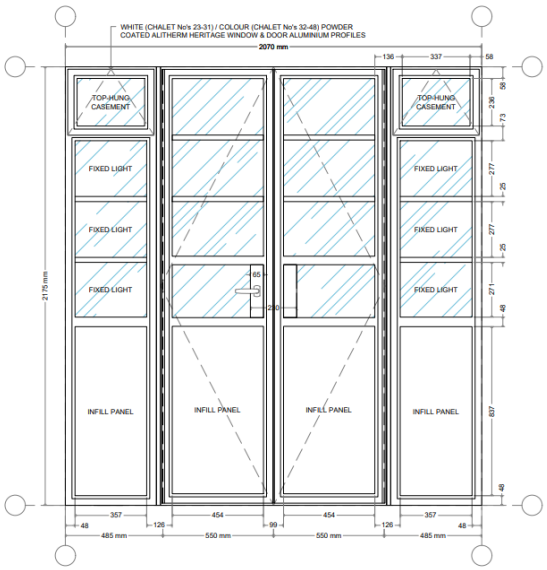
Proposal

The proposal is to refurbish the facades of the beach chalets with a standardised approach. The panels at the bottom will be extended in height from the original design. The materials will be powdercoated aluminium rather than the existing steel crittal frames.

OLDER STYLE CHALETS
23-31 & 32-48



OLDER STYLE CHALETS
23-31 & 32-48



The above images show the proposal as compared to the original design. It is noted that some of the chalets have been altered from the original design which will also be changed to this standard approach. The application is before the Committee for determination due to it being a Council own application.

Relevant Planning History

09/1003/WBR3: Application under Regulation 3 for change of use of five beach chalets into artists studios/workshops with ancillary sales. Permitted

Consultations

Worthing Society:

Thank you for requesting our comments in respect of the above planning application which is now within the boundary of the newly extended Steyne Gardens Conservation Area. The Beach Chalets are included on the Council's Local Interest List. They are historically important and reflect the development of the East Beach section of Worthing's promenade during the 1950's period.

The chalets have 'group value' with the proximate Art Deco Rowing Club building which is also included in the Local Interest List

The Beach Chalets are referred to as Beach House Parade at para 4.63 in the revised Conservation Area Appraisal Document as follows:

4.63 - 'At the southern end of Beach House Grounds is the post-war Beach House Parade. Two long low pavilions are set at the east and west side of the gardens, separated by a gap providing an area of public space and children's splashpad. The pavilions are enclosed by Crittall style doors, and an overhang provides a public raised promenade supported by concrete piers faced in flint. Two squat towers terminate either end of the structure. Evoking the memory of a ship, the pavilions are now suffering in the marine environment and are in need of repair.'

I have discussed the proposal at some length with our Heritage Team. Following a site visit and noting the comments in the CAAD we agree, in principle, that the Beach Chalets are in need of repair, and the doors, which are an important feature, have suffered from the marine environment.

However we are very concerned about the materials proposed in the application. We consider that it is desirable to retain the historic integrity of this part of Worthing's coastal heritage. Therefore, the replacement of the glazing and frames should only use powder coated Crittall windows to replicate the existing more precisely.

In the application, the photograph of the green aluminium windows on the front cover included in the information of the proposed replacements, shows how unsuitable they are visually. In addition, Worthing Borough Council insisted on Crittalls being used to replace the windows on a like-for-like basis at Worthing Rowing Club - arguably a building which forms part of the Borough designed promenade reflecting the inter-war development of the seafront. Whilst we appreciate budgetary constraints, a cheaper material would cheapen the overall appearance of these coastal heritage assets.

We understand Crittall does, indeed, make a powder coated version which is also thermally broken to help prevent condensation on the internal frames. When combined with Low-e double glazing with the cavity filled with Argon, it's surprising how energy efficient they are.

In summary, the Society objects to this Planning Application. We consider the proposed materials will not reflect the historical integrity of the Beach Chalets and will have a negative impact on the Rowing Club building and the character of the Conservation Area. This would not be consistent with the Planning (Listed Buildings Conservation Areas) Act 1990 or Policy DM 24 of the Local Plan.

Adur & Worthing Councils:

Conservation Architect:

The proposals as shown in the elevations are supportable with the new panels. Do we have any section details?

On the proposed change of material from steel to aluminium, pre-anodisation is recommended for projects using aluminium within 5KM of the coastline. Pre-anodisation is a preparatory process that forms an oxide layer on the aluminium surface before powder coating. This improves the longevity and adhesion of the final paint finish whilst boosting corrosion resistance.

Officer's comment: Sections have been provided and the applicant has confirmed that pre-anodisation will occur. The following Conservation Architect comments were received:

The Beach Chalets occupy a prominent position and have been identified as being of local interest.

The proposed aluminium sections are quite flat looking compared to the current Crittall. Some of the glazing bars are stuck on with an internal spacer between the sheets of glass. Although the overall fenestration form of the proposed windows appear acceptable, the detail differences will be noticeable. I was reminded that this building is now within the Conservation Area, and hence we are trying to preserve or enhance. New aluminium windows would improve the look of the poorly maintained Crittall units, but ideally they would be replaced with matching units where available.

Looking at the proposed sections, as I have said there would be some loss of character with the proposals, hence some harm. There appears to be little if any information regarding whether a less harmful solution was considered and if so why it was dismissed. In the circumstances it would be difficult to support the application from a heritage viewpoint.

Representations

None received to date.

Relevant Planning Policies and Guidance

National Planning Policy Framework (2024)
Planning Practice Guidance
Worthing Local Plan 2020-2036 (2023): DM5, DM16, DM24

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main consideration for this application is the effect of the development on the locally listed buildings and the impact on the visual amenity of the area including the impact on Steyne Gardens Conservation Area.

Paragraph 207 of the National Planning Policy Framework (the NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

This is reflected in Local Plan policy DM24 which states that where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

Policy DM24 goes on to state that locally listed buildings, such as those on the local list, have been identified for their contribution to the character of the area in which they are located. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets

The current chalets have undergone some work in the past and so there are two main styles of chalet.

Original chalet style 23-31 and 32-48

The original Crittal steel frames have a small pane at the base with glazed windows above in a four by five formation. The windows have individual panels of glass. The western chalets are painted a variety of bright colours with the eastern ones in light blue.



Modified chalet style nos. 15-22 and 49-55

These chalets have been modified from their original form with deeper panels at the base with fewer panes of glass. It is not clear whether these benefit from planning permission.



The proposal would standardise the approach for all chalets. The design and access statement describes the proposals as follows:

The proposal involves the replacement of the existing painted steel-framed facades of the Beach Chalets with new powder-coated heritage-style aluminium facades. The new facades will be designed to reflect the traditional architecture of the chalets,

enhancing their visual appeal while respecting the historical context of the surrounding conservation area. The powder-aluminium will offer greater durability and resistance to the coastal climate, reducing maintenance and improving the longevity of the chalets. The updated facades will feature modern, energy-efficient windows and doors, while maintaining original proportions and configurations where possible. The colour scheme will be carefully selected to compliment the Grade II listed Beach House and the overall aesthetic of the area, ensuring that the chalets continue to blend seamless with their coastal surroundings

The existing facades are in poor condition with large areas of rust visible. The redesign would have some impact on the appearance of these locally listed chalets with a revised configuration of windows and change in materials.

The proposal would increase the panelling but would retain a significant amount of glazing and in some cases reduce the amount of panelling of the modified chalets. The proposals will improve the appearance of the later modified chalets providing a greater proportion of glazing.

The main concern is the proposed change from Crittal steel windows to aluminium. The aluminium results in a lower quality frame with a much flatter appearance and changes to the width of the glazing bars and frames including the use of stuck on glazing bars. The objections from Worthing Society and the conservation architect are noted in this regard. One benefit is the proposed aluminium will be pre-anodised and then powder coated, which will be long lasting this is necessary given the location adjacent to the beach.

It is considered that overall, the proposal will result in less than substantial harm to the setting of the conservation area. The harm is identified at the lower end of the scale. The scheme will result in public benefits with upgraded facades for both the chalet occupiers and the local community, in heritage terms it will also remove the replacement polycarbonate sheets, in favour of glass, which retires an element of its original appearance. In summary, it is considered that these public benefits outweigh the harm caused and the proposal is considered to be acceptable.

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