Expiry Date - 26/12/2025
Extension of Time - 16/01/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1364/25 **Recommendation: – APPROVE**

Site: **Ayrton 2 Beach House Brighton Road Worthing**

Proposal: **Listed Building Consent for replacement of a casement window with a glazed door and fixed sidelight.**

Application Number: AWDM/1373/25 **Recommendation: – APPROVE**

Site: **Ayrton 2 Beach House Brighton Road Worthing**

Proposal: **Replacement of a casement window with a glazed door and fixed sidelight for courtyard access**

Date of Site Visit: Heritage consultant in Nov 2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The site is located on the southern side of Brighton Road. It contains a detached building in use as flats. The building is Grade II* listed with the following official listing:

"BRIGHTON ROAD 1. 5406 (South Side) Beach House TQ 1502 NW 5/19 3.8.48. II* 2. 1820 by J B Rebecca. Originally called Marino Mansion. 2 storeys, attic and basement. 3 windows. Stuccoed. Cornice and parapet. The central portion projects slightly with a pediment over. Windows in frames, the central one with entablature over. Porch in 3 sections with Doric pilasters. The south front has a curved bay of 3 windows with parapet over and Venetian shutters on the 1st floor. The east front of 1 window is also curved and has a projection on the ground floor. There is a later addition of 2
windows to the west. Edward Knoblock, Dramatist, lived here for some years and added the "Regency" internal decoration."

The site is within Steyne Gardens Conservation Area (from 25 July 2024 following enlargement of the conservation area).

Proposal
The proposal relates to the introduction of a pair of French doors in the place of an existing window. The doors will have the same width as the window at 1.12m however the height will be approximately 2.3m in height. The door is proposed to open out onto the courtyard to the rear. The replacement doors will be softwood construction 45mm thick, all timber sections and mouldings to match existing French doors at the terrace level above.

Relevant Planning History:

AWDM/1261/24 - Application for Listed Building Consent to replace boiler with new wall mounted balanced flue gas boiler within basement shower room; external boiler terminal and 28mm supply pipe from gas meter; reconfiguration of bathrooms including removing partitions. installation of an extract fan.
STATUS: Application Permitted 7th February 2025.

Consultations

Heritage Consultant
A listed building consent application has been made which proposes to form a new doorway at the lower ground floor level replacing a window currently situated in the same location.

After conducting a site visit and studying the heritage statement it is noted that during the 1980s conversion the windows have been altered and amended with the existing window although appearing as a sash window is actually a casement window. It is also noted through the historic planning records that alterations at lower ground floor level have been made to the window arrangement and separating walls have been formed in the courtyard areas to create private amenity spaces with no access. This alteration followed the removal of the steps that descended from the piano noble to the lawns.

Having inspected the area it is quite clear that there is no alternative access to these lower courtyards and by virtue of them being set at a lower ground floor ground floor level they are out of sight when viewing the building from various locations. As such the proposal to remove a window for a door would not have a particularly detrimental impact upon the aesthetic values that underpin the listed building significance, particularly due to the level of amendment this area has seen. In terms of the other values that underpin the significance of the building, these will also be unaffected largely being derived from the buildings historic value as such there is no objection to the principle of providing an access door to the lower courtyard area as there is no reasonable alternative to create access.

However, the proposed seeks to mimic a sash window which is not a genuine joinery detail of classical appearance and as such amendment should be made to form a set of double doors to allow access to the courtyard. It is suggested the French doors above (in design terms) are considered for the proposal.

In summary although the proposed in principle is acceptable, the proposed joinery details and appearance of the fenestration needs to be amended to reflect more classical appearance of a genuine door as such the applicant should be invited to make amendments.

Further Comments:
The proposal has been reviewed as per the comments above and a new proposed drawing under CA1 Rev C has been provided. This shows the principle of the proposal but lacks sufficient detail to fully grant without condition. Therefore a condition shall be applied for full joinery details.

Having regard to Section 16 of the Planning (Listed Buildings and Conserva1on Areas) Act 1990, it is considered that the proposed works, by virtue of design, concealment

and appearance would not cause detriment to the setting and special architectural and historic character and interest of the listed building as a designated heritage asset, and as such would comply with Local and national policies including paragraph 135 of the NPPF.

1. Prior to manufacture and installation 1:10 elevations and 1:2 sections of the new doors showing the relationship with surrounding fabric 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.

Reason: To ensure the installation is reflective of the aesthetic quality of the listed building and to accord with policy DM24 of the Worthing Local Plan.

The Worthing Society

Thank you for requesting our comments in respect of the aforementioned planning applications which relate to a distinctive Grade II* Listed Building situated within the newly extended Steyne Gardens Conservation Area. The house was converted into apartments in 1982 and, originally, the basement would have given access to the kitchen area and servants hall.

I have now had the opportunity to discuss the plans with our Heritage Team. We appreciate it would be desirable to have access to the basement area for means of escape in an emergency, for maintenance purposes and general usage. In our view the proposed door should be the full width of the window opening, replicating the glazing pattern and with a solid lower panel.

Although we have no objection, in principle, and the change to the basement would not be visible from Beach House grounds, this is, nevertheless, a Grade II* Listed Building. It is difficult for us to comment in detail as we have no access to the property. In view of the status of the building we respectfully suggest a site visit and referral to the Conservation Officer would be appropriate to ensure the alterations remain sensitive to the character of the building.

Neighbour Representations
None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment:

The key considerations are the effect on the historic significance of the Listed Building, and its setting and features of special architectural or historic interest, the impact on the conservation area and amenity impacts.

Paragraph 199 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Impact on Heritage Asset

As expressed by the conservation consultant there is the potential for some impact to the detriment of the listed building. The proposed design of the door has been amended during the application to french doors which are considered a more appropriate choice for the listed building. To ensure there is no harm there will be a condition added to ensure that joinery details are submitted which match the aesthetic quality of the listed building.

As such the impact on the listed building is considered to be acceptable and therefore in accordance with the relevant local plan requirements and statutory tests. Overall, following the advice of the conservation consultant's comments it is not considered that there would be any harm to the listed building in accordance with Para. 212 of the NPPF.

Visual Amenity

The site is located within Steyne Gardens Conservation Area. Due to the semi sunken nature of the site, and screening to the rear of the site the development is shielded from views within the public realm. The proposed works are considered to preserve the appearance of the conservation area.

Overall, the works are not considered to be detrimental to the visual amenities of the property and in accordance with policies DM5 and DM24 of the Worthing Local Plan.

Residential Amenity

Due to the minor nature of the proposal, there is not considered to be a significant impact on the neighbouring amenity spaces. Making use of the existing opening and increasing the size to a door would not result in unacceptable impacts. The views gained from the increasing in size of the opening would not result in overlooking of any other residents within the building. Therefore, the impact on residential amenity is acceptable and in accordance with Policy DM5 of the Worthing Local Plan.

Recommendation:

APPROVE Listed Building Consent subject to condition(s):-

1. Drawing Numbers
2. Standard LB/CA time limit
3. Details to be approved
4. Protect listed building from damage
5. Damage to be made good within 2 months

APPROVE Planning Permission subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

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 planning permission 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: Finlay Gardner Date: 13/01/2026

Authorised by: Louise Prew Date: 15/01/2026