

Development Management – Delegated Officer Report

Application Number: AWDM/0167/26 **Recommendation:** APPROVE

Site: Flat 5 Ace House 1 Bridge Road Worthing

Proposal: Repair and reglazing of two existing timber vertical sliding sash windows.

Application Number: AWDM/0161/26 **Recommendation:** GRANT CONSENT

Site: Flat 5 Ace House 1 Bridge Road Worthing

Proposal: Repair and reglazing of two existing timber vertical sliding sash windows.

Date of Site Visit: 17/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

Ace House (Formerly Bridge House) is located on Bridge Road to the north east of Worthing Station. The application relates to a standalone building which has been split into flats. To the rear of the property there is a terrace of houses that run parallel to the railway line. The building is Grade II listed with the following list entry:

“BRIDGE ROAD 1. 5406 (South Side) Ace House TQ 1403 17/47 II 2. Circa 1840. 2 storeys. 2 windows. Ionic pilasters at the sides. Windows in frames, those on the ground floor having entablatures over supported by consoles. Slate roof with lead ridges. Porch with fluted Doric columns. Rectangular fanlight. Stuccoed.”

The site is not located within a Conservation Area.

Proposal

The amended application relates to the repair and reglazing of two existing timber vertical sliding sash windows. The windows are located on the first floor of the southern elevation and southern most window on the first floor of the eastern elevation of the building.

Relevant Planning History:

04/00775/FULL - Retrospective application for the installation of a velux window.

STATUS: 2nd March 2005.

05/0021/LBC - Retrospective application for Listed Building Consent for the installation of a velux window in roof

STATUS: 3rd March 2005.

08/0284/TPO - Application for consent under Worthing Tree Preservation Order No. 9 of 2001 to reduce and reshape crown of one Sycamore (T1) by 20%, remove dead and diseased wood and to lift epicormic growth to crown break; reduce and reshape crown of one Sycamore (T2) by 15%, crown thin by 10% and tidy up old stubs.

STATUS: 29th April 2008.

08/1197/LBC - Application for Listed Building Consent for the installation of internal fire precaution works comprising interlinked smoke/heat alarms and associated builders works.

STATUS: Conditional Consent 27th April 2009.

AWDM/1000/23 - Listed Building Consent for partition wall and door opening (Constructed approx. 30 years ago)

STATUS: Application Permitted 19th September 2023.

Consultations

Simon Richard - Heritage Consultant

Ace House is a Grade II listed late-Georgian villa, built around 1840, and distinguished by its refined classical façade. The building is stuccoed with Ionic pilasters, a Doric-columned porch, and sash windows set within decorative frames, including console-supported entablatures at ground level. Its low-pitched slate roof, symmetrical two-bay composition and elegant proportions reflect the polite architectural language that shaped Worthing's early suburban development, giving the house strong architectural value and a prominent presence within Bridge Road's historic streetscape.

Historically, Ace House represents the genteel expansion of Worthing during the early Victorian period, when the town was evolving from a small coastal settlement into a fashionable resort. Villas like this were built for middle-class residents seeking spacious, well-designed homes just beyond the town centre. Over the 20th century, Ace House—originally known as Bridge House—was subdivided into apartments, a common adaptation for large period villas, yet it retains the essential features that underpin its listing: classical detailing, original proportions and a clear expression of early 19th-century suburban aspiration.

The proposal initially sought Listed Building Consent for replacement windows but was amended early into the application and now proposes repair of the historic windows and replacement of the glass.

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.

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 proposals amendment to repair is considered supportable and will also include minor energy efficiency enhancements that are supported by HE best practice. Following the conducting of a site visit whereas the windows are original, the glass set within them is modern float glass and therefore at the very most 20th century in origin. Thus whereas the window possesses historic interest the glass does not and the replacement to a toughend glass is considered acceptable.

Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal by virtue of repair and adoption of Historic England best practice will not cause harm to the architectural and historic interest of the Grade II Listed Building and as such is compliant with policy DM24 of the Worthing Local Plan and Paragraph 135 of the NPPF.

The Worthing Society

The submitted Heritage Statement recognises the importance of the sash windows to the architectural integrity, character and significance of this Grade II Listed Building. The drawings seem to show that there would be little difference in appearance and proportions between the existing and proposed windows. If this is the case, and frame widths, glazing bar profiles and other details are properly replicated, The Worthing Society does not have any objection.

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24

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, its setting and features of special architectural or historic interest. The full application will assess the impact on the character of the area and amenity impacts.

Impact on the listed building

Paragraph 212 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.

The original proposal was to replace the windows including the frames in their entirety. However, following a site visit with the conservation consultant, the applicant has agreed to update the application to repair the existing frames, replacing only the glass within them.

The amended proposal to repair is considered supportable and will also include minor energy efficiency enhancements that are supported by HE best practice. The repair of the windows is considered to preserve the Listed Building and is therefore in accordance with Policy DM24 Worthing Local Plan and the NPPF.

Visual Amenity

The proposal to repair the existing windows and install new glazing is considered to preserve the appearance of the host building and the wider area and is acceptable in visual amenity terms.

Residential Amenity

Due to the nature of the proposal, there is not considered to be any adverse impact on neighbouring amenity. Therefore, the impact on residential amenity is acceptable and in accordance with Policy DM5 of the Worthing Local Plan.

Recommendation:

Approve subject to the following conditions:-

AWDM/0161/26 (listed building consent) subject to the following conditions:-

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

AWDM/0167/25 (full application) subject to the following conditions:-

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: 30/04/2026

Authorised by: Louise Prew Date: 06/05/2026