



THE WORTHING SOCIETY

[REDACTED]
Senior Planning Officer
Planning and Development Management
Adur & Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA

10 November 2025
[REDACTED]

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/1321/25 | 8 - 9 ARCADE BUILDINGS, SOUTH STREET, WORTHING, BN11 3AL

Change of use of first and second floor from food sales on-site(Class Eb) to two residential units (Use Class C3) with reconfiguration of shop front, window replacement to front elevation, window replacement and creation of new windows to rear elevation and rooftop photovoltaic panels.

Thank you for requesting our comments in respect of the above planning application which relates to the landmark Arcade Buildings located in the South Street Conservation Area and which form an important element of the Royal Arcade redevelopment, opened in 1925. This reflected the inter-war development of the seafront during the Art Deco period. The Crittall windows were a distinct feature of this period and remain an important element of the façade. The Royal Arcade Buildings are included on the Council's Local Interest List and form an important corner opposite the pier at the junction of South Street with Marine Parade.

I have now had the opportunity to discuss the application with our Heritage Team. We welcome the return of sustainable use for this building to provide residential accommodation and to include solar panels.

However, the proposed new windows, as shown in the drawings, appear to be Aluminium and a copy of the original Crittall windows. The replacement frames are far too bulky and would not be in keeping with the adjacent buildings which form part of this distinctive period block. This would not be consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990.

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We consider the windows should, therefore, be replaced by new Crittall windows to maintain the overall period character, design and integrity of the building. In summary, the Society objects to this application as we consider the proposed replacement windows are not acceptable for this Art Deco building and its location within the conservation area.

Yours sincerely

[Redacted]

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[Redacted] - Worthing Society Heritage Team

Cc: Planning Dept., Adur & Worthing Councils (Redacted)