Development Management – Delegated Officer Report

Application Number: AWDM/0922/25 **Recommendation: APPROVE**

Site: The Tasting Room 8 Stanford Square Worthing West Sussex BN11 3EZ

Proposal: Change of use of bar store room (Sui Generis) to include small scale micro brewing (Sui Generis)

Application Number: AWDM/0923/25 **Recommendation: GRANT Consent**

Site: The Tasting Room 8 Stanford Square Worthing West Sussex BN11 3EZ

Proposal: Listed Building Consent for internal installation of equipment for brewing including ducting and external louvre in existing window

Date of site visit: 14/08/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a unit within a late C19, 2-storey building at the 'head' of the pedestrian cul-de-sac known as Stanford Square on the south side of Warwick Street in the town centre. It is occupied by a bar "The Tasting Room" and is a Sui Generis use.

The building, previously known as 'Little Stanford', is attached at first-floor to the northwest side of the earlier C19 Stanford Cottage (occupied by Pizza Express) and is subject to the same Listing (Grade II).

The building consists of a combination of white-painted brickwork and stuccoed render. The entrance to the shop unit and 'bow' shop window fronts onto a covered way that leads from Stanford Square to the (gated) outdoor seating area at the rear (south) of Pizza Express.

The site is located within the South Street Conservation Area.

Proposal

The proposal is to convert the existing storeroom into an area for small scale brewing. The planning statement discusses the use as follows:

The proposal is to locate micro scale brewing equipment in the store room which will allow Merakai to produce very modest quantities of craft beers, over short duration periods, for consumption on the premises, making better use of the under-utilised store room, without the need for any material internal alterations or any external alterations to the listed building.

Listed building consent is sought for the louvre in the rear window and the installation of the equipment. The plans noe the installation of “Stainless steel 400l/500l insulated, freestanding, fermenting/storage and micro production vessels” and “Electric fan extract outlet, 125mm dia, to be installed at top part of existing side side window”.

Relevant Planning History:

AWDM/1860/22 - Change of use from class E to taproom/bar (Sui Generis)

STATUS: APP 2nd February 2023.

Consultations:

Worthing Society: I have now had the opportunity to discuss the application with our Heritage Team. We consider the introduction of the 'small scale micro brewing' equipment will not have a detrimental effect on the host building or the historic Stanford Cottage. Therefore, we shall not be objecting to this application

Southern Water: From reviewing the submitted documents, Southern Water has concluded that the applicant is proposing to use the existing drainage scheme. Therefore, we have no objections.

Sussex Police:

The National Planning Policy Framework demonstrates the government’s aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

Although the level of crime and anti-social behaviour in Adur & Worthing district is average when compared with the rest of Sussex, additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered.

This planning application is seeking permission to locate micro scale brewing equipment in the store room which will allow Merakai Brewing Co to produce quantities of craft beers for consumption on the premises.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

If not already in place and to protect the store room out of hours where the brewing equipment will be housed consideration should be given to the siting of an intruder alarm. Although video surveillance systems (VSS) are not a solution to all security problems it can help deter criminals and assist with the identification of offenders after a crime has been committed.

Should CCTV be a consideration the following documents will be of assistance to the applicant: CCTV guidance for police requirements: HO (publishing.service.gov.uk) CCTV at Commercial Business https://www.gov.uk/can-i-use-cctv-at-my-commercial-premises CCTV | Search | Information Commissioner's Office (ico.org.uk)

The applicant and their partners are also strongly advised to consult directly with the licensing team at Sussex Police with regards to these proposed changes. The Sussex Police Licensing Team may have some of their own requirements to be implemented into the premises before they are satisfied it meets licensing objectives on the day-to-day operation of the premises which is why it is extremely important that the applicant contacts them as soon as is practicable.

If not having done so already - the applicant and their partners are also strongly advised to consult directly with the fire service with regards to these proposed changes to discuss a fire risk assessment as they may have some of their own requirements to be implemented into the premises before micro brewing can commence.

Thank you for giving me an opportunity to offer comments in response. The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Environmental health officer: What is proposed is fine. There are no EH objections.

Heritage consultant: The proposed seeks listed building consent for the installation of beer brewing equipment and an extractor fan. In relation to the installation of water tanks, mashtuns, sinks and similar. These are considered as furniture and fittings that although strictly speaking will be connected or fixed to the building, they will not impact historic and architectural interest.

It is noted that the proposed seeks to install a electric extractor to an existing sliding sash window. The window is a genuine sash window of modern origin and as such whilst making a positive aesthetic contribution, does not possess any historic interest as such.

The details provided show the most appropriate approach given the situation, the aesthetic impact is considered to be harmful, though that harm is less than substantial and approaching very low given the context.

The ongoing viability of the site is dependent on small business and commercial activity which as such is considered to hold some weight in a planning or listed building consent decision. Ultimately the proposed is low impact, set on a minor façade near other services and reversible. As such it is considered that the less than substantial harm caused is outweighed by the public benefit of ongoing use and economic benefit to the area.

Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of design 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 policy DM24 of the Worthing Local Plan, and paragraphs 135, 213 and 215 of the NPPF

Representations:

One letter was received in support

I would like to support the application for a brew kit at the Tasting Rooms. The Tasting Rooms has been a great addition to the vibrant independent hospitality scene in Worthing since it opened, with customers such as myself often going there for a drink and using one of the many local restaurants for food in the evening.

One of the unique advantages that the Tasting Rooms has is that it is owned and operated by Oliver, who is a fantastic brewer and makes most of the beers they sell, and this is obviously a passion project for him.

This new brew kit will allow him to brew smaller batch beers, meaning he can take some risks with styles and flavours that wouldn't be commercially viable on a bigger scale, setting them apart from a lot of the other local establishments, especially the chain pubs, and bringing something to the centre of Worthing that isn't available anywhere else.

The ultra local story is a good one too, selling something that is made in the middle of Worthing a few metres from where you can buy it is something that would I am sure resonate with a lot of people.

There is also a positive environmental argument to be had I believe. The grain and hops deliveries would have to be made to the brewery wherever it is based, but at the moment the heavy kegs need to be loaded and driven to Worthing, having the brewery located on site would eliminate these journeys as they are just moved from one room to the next.

Lastly I think that we are living in a very challenging time, with many towns and cities losing businesses who are finding it incredibly difficult to survive. Worthing has managed to buck this trend to a certain extent with its vibrant food and drink scene, especially from independents like Oliver, but they are all having to work incredibly hard to adapt and survive so I believe that every opportunity should be given to them to pivot and adjust their businesses. I believe that his will improve the beer scene in

Worthing, will attract people into the Town from other areas, which will also be a benefit to other Worthing town centre businesses.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SS3, DM5, DM13, DM22, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

Principle of use

The proposal is to introduce micro scale brewing within the underutilised storeroom. The site is within Worthing town centre within the secondary shopping frontage and the Warwick St/Brighton Road character area. This character area is characterised by café cultural, food and beverage and specialist/niche/independent retailing.

Policy DM13 states that changes of use and redevelopments within town, district and local centres will be carefully controlled to ensure that they support, rather than detract from, the successful functioning of the centres and their ability to meet local needs. according to their function in the hierarchy. The proposal enhances the existing offer of the bar which is considered to support the current business providing economic benefits. The use is suitable within the town centre subject to assessment of other material considerations as outlined below.

Visual Amenity and Heritage

The installation of beer brewing equipment and an extractor fan will have some impact on the listed building. The installation of water tanks, mashtuns, sinks and similar are considered as furniture and fittings that although strictly speaking will be connected or fixed to the building, they will not impact historic and architectural interest. The character of the listed building will be preserved.

The only external alteration is the provision of an electric extractor in the rear facing window. As noted by the heritage consultant, the existing window is a genuine sash window of modern origin and as such whilst making a positive aesthetic contribution, does not possess any historic interest as such. The proposal is considered to cause less than substantial harm at the very lowest end of the spectrum.

The ongoing viability of the site is dependent on small business and commercial activity which as such is considered to hold some weight in a planning or listed building consent decision. Ultimately the proposed is low impact, set on a minor façade near other services and reversible. As such it is considered that the less than substantial harm caused is outweighed by the public benefit of ongoing use and economic benefit to the area.

Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of design 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 policy DM24 of the Worthing Local Plan, and paragraphs 135, 213 and 215 of the NPPF.

Residential Amenity

The main amenity impacts may result from noise and odour associated with the proposed brewing equipment. The details have been reviewed by the Council's environmental health officer who has raised no objection. They noted that the passive ventilation is sufficient given the scale of brewing proposed. The small scale of the site is not considered to result in impacts that would adversely affect the amenity of any neighbouring occupiers. As noted the brewing is primarily for consumption on site and a condition will be included to require this.

Given the intended brewing will be small scale given the limited space available, it is not considered necessary to restrict by condition the amount of brewing that can take place. If there are environmental concerns greater than what has been anticipated by this application the council has powers under the Environment Act to investigate.

As noted the brewing is primarily for consumption on site and a condition will be included to require this. This is necessary to ensure the development is connected to the microbar and doesn't result in additional effects such as deliveries and servicing etc that may have additional impacts on residential amenity

Flooding

No objection has been raised from Southern Water as the existing drainage system is to be used. The proposal does not introduce a more vulnerable use and therefore there are no concerns relating to the impacts from surface water flooding.

Recommendation

AWDM/0922/25

APPROVE full planning permission subject to conditions: -

1. Drawing Numbers
2. Standard time limit
3. Brewing for consumption on site

AWDM/0923/25

GRANT LISTED BULDING CONSENT subject to conditions: -

1. Drawing Numbers
2. Standard time limit
3. Louvre to match
4. Protect LB

5. Make good any damage

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: Louise Prew Date: 09/12/2025

Authorised by: Jo Morin Date: 15.12.2025