THE WORTHING SOCIETY

President: Anthony Malone

[redacted]

Mr Finlay Gardner
Planning Officer
Planning Department
Adur & Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA

13 November 2025
SB/SCM
Email: finlay.gardner@adur-worthing.gov.uk

Dear Mr Gardner

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/1373/25 - AYRTON, 2 BEACH HOUSE, BRIGHTON ROAD, WORTHING
Replacement of a casement window with a glazed door and fixed sidelight for courtyard access and

AWDM/1364/25 – AYRTON, 2 BEACH HOUSE, BRIGHTON ROAD, WORTHING
Listed Building Consent for replacement of a casement window with a glazed door and fixed side light.

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.

Continued……/

I hope this is helpful.

Yours sincerely,

[redacted]
Worthing Society Chair

Cc: John Head, BSc(Econ), DipTP, MRTPI (Retd) - Worthing Society Heritage Team

Cc: Planning Dept, Adur & Worthing Councils (REDACTED)