From: Susan Belton
Date: Fri, 6 Nov 2026 at 17:52
Subject: Worthing Society Consultation Response
To: <planning@adur-worthing.gov.uk>
Cc: <gary.peck@adur-worthing.gov.uk>

This message was sent from outside Adur & Worthing Councils

Allow sender | Block sender

Planning Department
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA

Dear Planning Team
Worthing Society Consultation Response - AWDM/0964/26
Please find attached our Consultation Response which is an objection. I have also attached some relevant photographs in support of our representation.

Kind regards,

Susan Belton
Worthing Society Chair
[redacted]

Mr Gary Peck
Head of Planning and Development Management
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing
BN11 1HA

gary.peck@adur-worthing.gov.uk

06/11/2026

Dear Mr Peck,

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/0964/26- Retrospective application for re-introduction of 3rd floor window replacement of existing front and rear windows
LOCATION 24-25 Marine Parade Worthing

Thank you for requesting our comments in respect of the aforementioned Planning Application which concerns significant and previously unauthorised changes to this historic building. Known as 'Little Terrace' and situated on the corner of Bedford Row. It was built at the same time as 'Great Terrace' situated on the opposite corner on the west side. They are distinctive forming a 'pair'and occupy a significant position in the South Street Conservation Area.

The Conservation Appraisal Document states:

'In Great and Little Terraces (23--27 Marine Parade) circa 1785, this area includes probably the earliest residential seafront buildings of Worthing's Regency expansion. '

I have attached a photograph of Little Terrace before the unauthorised works were undertaken and another which shows the current and altered appearance of the building Both are recorded on the Council's Local Interest List as being of architectural interest and contributing to the local street-scene. They date from the Regency period and not the mid-Victorian period as erroneously described in the Applicants Heritage Statement. Great Terrace and Little Terrace are two of the earliest buildings in Worthing to be built in an east/west alignment on the seafront. The third picture is an early historic image and shows the visual relationship of the two buildings and significance to Worthing's heritage,

The unauthorised changes carried out earlier this year included re-facing the entire façade with external cladding. Unfortunately this application is INCOMPLETE and seriously misleading. It does not address the installation of the external insulation material which in our view has had a significant and negative impact on the character of this heritage building.

No assessment of the technical impact of applying this external insulation or its aesthetic value appears to have been done. This is a serious omission in that the building dates from circa 1785 as confirmed in the 'Conservation Area Appraisal' document, Applying insulation of this nature to the fabric of a Regency building would need careful consideration. From what we have researched so far , this method does not seem consistent with advice from Historic England.

This is a seafront location subject to climate change and winter storms. Any water ingress could have a serious detrimental effect on the early fabric of the building. We respectfully suggest this matter is referred urgently to the Design and Conservation Architect.

In addition, the strong grey colour of the insulation further undermines the character of the building and the street scene as a whole. The proximate buildings, including the Grade II* Listed Dome Cinema all show a lighter magnolia colour paint or rendering. The new material breaks the visual sequence.

Furthermore we strongly object to the dark framed uPVC windows and do not agree that retrospective approvals should be given. This is a Regency building important to the overall setting of the seafront conservation area, Our Heritage Team considers the style and material to be seriously out of character. The application does not consider alternatives to uPVC or an alternative layout of the openers which could be mores in keeping with the original design. Perhaps Accoya could have been considered: https://www.accoya.com/uk/wooden-windows/ This needs to be considered before any further works are carried out regarding the windows.

In summary the Society strongly objects to application AWDM/0964/26 (retrospective) and the associated unauthorised external insulation. These changes are not in our view. consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF or Policy DM 24 of the adopted Worthing Local Plan .Our Heritage Buildings and their contribution to the character of the town are an irreplaceable resource.

We would be grateful if you could confirm that a separate Planning Application will also be required to formally assess the situation regarding the 'unauthorised' external insulation.

Yours faithfully,

Susan Belton (Mrs)

Worthing Society Chair

CC to Richard Small, Design and Conservation Architect

CC to John Head, heritage Team Lead

Pictures attached of Great Terrace and Little Terrace.


NUMBER Twenty Four BAR KITCHEN


TO LET
TO LET
TO LET
TO LET
TO LET
TO LET
NUMBER Twenty Four BAR KITCHEN
Twenty Four
BAR • KITCHEN



...ARE PARADE 1890 22680 (DETAIL)

...ecutioner's shop (far left on above photograph) was originally ...ary's English and Foreign Bazaar, which in fact shown on 'Wallis' ...ew map of Worthing dated 1826. By 1890 it had become a tobac- ...nist's shop run by a Mr Goldsmith. In Kelly's directory for 1960 it is ...ll listed as a tobacconist, newsagent and confectioners. Other than the ...ition of a modern cladding and signage, nothing had really changed ...r over 75 years.

Little Steyne (centre on above photograph) was built as a terrace of ...dwelling lodging houses by a Brighton bricklayer named William Hall ...m 1794. It was a typical Regency seaside terrace, built of brick, faced ...th stucco or painted plaster, with an ironwork balcony that had a curved ...ldal roof like a Chinese pagoda. When this picture was taken in 1890 ...t was still a lodging house, but by 1930 it had been converted into the ...Southdown Restaurant.

By 1934 the two smaller lodging houses, inappropriately named ...Steyne (right on above photograph), had been converted as the ...Southdown end of Bedford Row. There were also lodging houses in 1890, ...ich had become the offices of the Southdown Motor Company by 1930. ...In 1965 the building was Maxwell's Ice Cream Parlour.



DETAIL FROM THE DOME CINEMA, WOR...

Built by C A Seibold in 1909 as a 'Kursaal' in the ...of Bedford House, the Dome Cinema was origin... skating rink with a hall for concerts on first floor. ...was converted by Seibold in 1921 into Worthing ...permanent cinema.