

Development Management – Delegated Officer Report

Application Number: AWDM/0095/26

Recommendation: APPROVE

Site: 10 - 11 Arcade Buildings South Street Worthing West Sussex

Proposal: Replacement of Crittall windows at first and second floors on the front elevation

Date of Site Visit: 05/02/2026 (19/03/2026 – conservation officer)

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is on the western side of South St and forms part of Arcade Buildings. Arcade Buildings, located in the South Street Conservation Area, forms 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. 10-11 Arcade Buildings currently hosts Café Nero and is in a prominent corner location being at the junction with Montague Street.

Proposal

The proposal is for replacement steel windows for the front elevations at first and second floor.

Relevant Planning History:

None for this site. Various applications for change of existing windows within Arcade Buildings

Consultations

The Worthing Society: No response

Heritage Consultant:

Objection less than substantial harm,

The steel frame windows seen along the façade of the wider Arcade Buildings development do much to contribute to its character and its designation as a locally listed building. Indeed, it is also noted that a once in a generation opportunity for positive heritage outcomes is now presenting itself with a number of applications in respect of Arcade Buildings and its windows, including proposals round onto the Marine Parade elevation.

It is accepted that the term 'Crittal' is often used as a colloquialism for a metal window of a particular style that was of considerable popularity during the early part of the 20th century. However, the design of early 20th century steel windows do much to convey finesse, style, and elegance and as such in order to ensure consistency along the terrace any replacement window needs to be of an appropriate design and appearance.

Crittal or not to Crittal, that is the question or point of concern raised by both the worthing society others on similar applications, which is also pertinent in this instance. Turning to the legislation it is noted that the conservation area designation brings Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 into consideration and the desirability to preserve or enhance character and appearance of the conservation area. Policy DM24 of the Worthing Local Plan and Section 16 of the NPPF do much to reinforce this requirement.

A locally listed building or non-designated heritage asset enjoys no protection under legislation but does warrant consideration under local and national policy.

In both local and national policy, and legislation there is no requirement to preserve architectural and historic interest of the building as is usually required under Section 16 of the Act in respect of listed buildings.

As such it is reasonable, based upon the information provided, to require a metal window that accurately replicates appearance, proportionality, sections, general design and opening method. These aspects clearly contribute to character and appearance which is protected by legislation and local and national policy.

In terms of the need to improve energy efficiency to meet building regulations, the use of slim double glazing and thermally broken frames will be considered but particular attention to the points raised above will still be required.

Having reviewed the documentation, the proposed drawings are of good quality but raise a number of issues. It is not clear how big the sections proposed are, an amended drawing set annotating the glazing bar, meeting rails, rails and stiles etc sizes would be beneficial. It was noted that glazing bars at both 10-11 arcade buildings and 8-9 ranged from 2025mm, meeting rails at approx 50mm, main stiles and rails at 45mm and larger transom sections are approx. 75-80mm. The revised sections should also show horizontal and vertical sections showing a relationship with the surrounding aperture, fascia panels and mullions as relevant.

The other query that the manufacturer could clarify is whether the windows are indeed W20's or some type of residential alternative, this is unclear due to the section sizes variation.

Further to this, beyond the conservation area designation is the local listing or NDHA status which requires a greater degree of attention be paid and further application of policy. In this instance it is noted that the original arrangements comprise of a central pivot casement with a bottom hung top light above, which can be produced by the

manufacturer. It is suggested that the opening method is revised to faithfully reproduce the original opening method.

Whereas there is no objection in principle to the replacement of the windows, particularly where changing them will bring about an ongoing viable use for the upper floors, the quality and detail of the windows should be exceptional to ensure the preservation of the arcades consistent appearance and ensure the preservation of character and appearance.

In relation to local policy DM24, the policy requires high quality proposals that respect sense of place, context, character and appearance. The policy goes on to state the council will support the reinstatement or replication of original windows but subject to appropriate materiality and design. Moreover the policy also makes clear that proposals involving buildings of local interest should respect, support, and where possible, positively contribute to the essential character of these heritage assets.

On this basis, it is considered that where the applicants initial submission is reasonable, it does not fully justify the approach taken and ensures the overall quality of the design.

As such the applicant should be invited to make amendments

Officer's response: Additional documentation was provided and the following comments were received:

No harm – harm is negligible or mitigated

Amended plans and specialist window details have now been received. These provide a materially improved level of information, including proposed W20 steel window elevations, sections and details, together with a clearer specification for the proposed replacement units. The revised submission now demonstrates that the proposed windows would be formed in steel, with a black powder-coated finish, and would broadly reproduce the established rhythm, proportions and subdivision of the existing fenestration.

It is also important to note that the amended proposal now faithfully reproduces the opening method of the existing windows. This is a significant improvement, as the existing arrangement of pivoting casements and associated upper lights forms part of the architectural character of the façade and contributes to the legibility of the early twentieth-century steel window design. The retention of this operational arrangement helps to ensure that the replacement windows would not merely approximate the appearance of the originals, but would also better reflect their detailed design logic and functional character.

Although some variation in section sizing is evident, many of the comparative section points are a good match to the existing windows. For example, the proposed glazing bars are shown as 23mm compared with existing glazing bars of approximately 20mm, and some stiles provide a direct match at 70mm. Other sections show greater variation, including stiles of 55mm where existing sections are approximately 40mm. In considering this variation, the Council has examined the wider context of the façade,

the scale and prominence of the affected openings, and the extent to which such differences would be legible in views of the building. It is concluded that, whilst some variation would be noticeable on close inspection, that variation is marginal to a degree that would be largely unnoticeable in the overall appearance of the elevation. On balance, the amended proposal is therefore accepted.

The amendments therefore go a considerable way towards addressing the earlier concerns regarding proportionality, materiality, appearance and operation. While the proposed W20 sections will inevitably differ in some respects from the existing small universal steel profiles, the revised details now provide a more convincing and conservation-led response. Subject to the works being carried out strictly in accordance with the amended drawings and details, the proposal is now considered capable of preserving the character and appearance of the South Street Conservation Area and respecting the contribution made by the locally listed Arcade Buildings.

Having paid special attention to the desirability of preserving or enhancing the character or appearance of the South Street Conservation Area, as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and having regard to Section 16 of the NPPF and Policy DM24 of the Worthing Local Plan, the amended proposal is considered to provide an acceptable heritage outcome. The revised steel window design would preserve the character and appearance of the conservation area and would respect the contribution made by the locally listed Arcade Buildings as a non-designated heritage asset. The proposal is therefore accepted in heritage terms, subject to implementation in accordance with the amended drawings, submitted specialist details and recommended conditions.

Neighbour Representations

None

Relevant Planning Policies:

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

National Planning Policy Framework

Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity and conservation

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area."

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. 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. It should also be noted that the building is considered to be a non-designated heritage asset and a building of local interest, as such both local and national policy will be applied in this respect.

As noted by the conservation consultant in their comments above, the revised submission now demonstrates that the proposed windows would be formed in steel, with a black powder-coated finish, and would broadly reproduce the established rhythm, proportions and subdivision of the existing fenestration. While the proposed W20 sections will inevitably differ in some respects from the existing small universal steel profiles, the revised details now provide a more convincing and conservation-led response. Subject to the works being carried out strictly in accordance with the amended drawings and details, the proposal is now considered capable of preserving the character and appearance of the South Street Conservation Area and respecting the contribution made by the local interest Arcade Buildings.

Residential Amenity

Due to the nature of the replacement window works there will be no adverse impact on residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Strict accordance with approved plan
4. Permission is not granted for removal of cast iron mullions, cills, panelling etc

Informative

1. Approved following revisions

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew

Date: 27/07/2026

Authorised by: Jo Morin

Date: 27.07.2026