

Development Management – Delegated Officer Report

Application Number: AWDM/0462/26

Recommendation: – APPROVE

Site: Beach House Brighton Road Worthing West Sussex

Proposal: Removal of existing asphalt and concrete screed to rear terrace to allow for repair of structural deck, and then replacement and new paving

Date of Site Visit: N/A previously visited. Conservation officer visited early January 2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the southern side of Brighton Road. It contains a detached building in use as flats.

The building is Grade II* listed with the following official listing: "BRIGHTON ROAD 1. 5406 (South Side) Beach House TQ 1502 NW 5/19 3.8.48. II* 2. 1820 by J B Rebecca. Originally called Marino Mansion. 2 storeys, attic and basement. 3 windows. Stuccoed. Cornice and parapet. The central portion projects slightly with a pediment over. Windows in frames, the central one with entablature over. Porch in 3 sections with Doric pilasters. The south front has a curved bay of 3 windows with parapet over and Venetian shutters on the 1st floor. The east front of 1 window is also curved and has a projection on the ground floor. There is a later addition of 2 windows to the west. Edward Knoblock, Dramatist, lived here for some years and added the "Regency" internal decoration."

The site is within Steyne Gardens Conservation Area (from 25 July 2024 following enlargement of the conservation area).

Proposal

The application relates to the terrace to the rear of the site, the condition of which has deteriorated to a poor state of repair. As such this application relates to the removal of the existing concrete terrace finishes and the asphalt waterproofing, repair works to the structural deck and then replacement of the asphalt waterproofing and concrete finish.

Relevant Planning History:

95/05073/LBC - APPLICATION FOR LISTED BUILDING CONSENT TO INSTALL AN INFORMATION PLAQUE ADJACENT TO THE FRONT DOOR

STATUS: Conditional Consent 20th September 1995.

AWDM/1402/23 - Application for Listed Building Consent to replace the forecourt railings between wall piers

STATUS: Application Permitted 19th December 2023.

AWDM/0755/24 - Application for Listed Building Consent for alterations, extension or demolition of a listed building

To lay torch-on felt over the existing bitumen gulley around main house's lead roof due to water penetration.

To lay torch on felt over the existing asphalt flat roofs due to water penetration.

To carefully remove slate mansard tiled walls to penthouse, replace under felt and replace existing tiles in the same order (each will be numbered and mapped)

STATUS: Application Invalid On Receipt.

AWDM/0766/24 - Application for Listed Building Consent for alterations, extension or demolition of a listed building - for replacement of existing Lead roof with identical. Code 6 Lead sheet bays over newly fitted wood-cored rolls and on top of a new grade A1F membrane as to L.S.A regulations. Code 5/4 Lead flashings. Copper/Stainless Steel strapping round whole roof. Addition of EA100 Airtrak ventilation system.

STATUS: Application Invalid On Receipt.

The National Amenities Societies

No response

Conservation architect - I visited one of the flats in Beach House early this year to discuss external redecoration works on the southern elevation and where LBC might be needed. Whilst on site, issues with the screed deck and water penetration into the basement rooms was also mentioned. Since then, I have been in discussions regarding the replacement asphalt and screed finish.

The supporting documentation with this application (AWDM/0462/26) sets out very clearly the options and the reasoning behind the proposed works. The difference in appearance of the screed has been justified, and the proposed screed finished appearance as shown is acceptable in my opinion.

Conservation architect - Response to material change

It is a pity the previous submitted sample was unsuitable (too slippery when wet). The finish of these outside areas has been the subject of much discussion and now this appears to be the only option. The works are important for the preservation of the building, so I feel we need to accept this finish.

The Worthing Society

This is a Grade II* Listed Building now within the Steyne Gardens Conservation Area. Any works and materials must be sensitive to the 'setting' of this landmark Listed Building. We have noted that there has been some water ingress to the basement area so have no objection, in principle, to the works being carried out.

However, the Heritage Team suggest that samples of the screed are submitted for approval and that liaison takes place with the Conservation Officer. More on a practicality point; covering the asphalt in a continuous monolithic layer of polymer modified screed may impact future inspection and maintenance of the asphalt should future ingress occur.

Neighbour Representations

No. of Contributors	1
No. of Representations	0
No. In Support	0
No. of Objections	1

Mackenzie 6 Beach House Brighton Road Worthing West Sussex BN11 2EJ

My fellow owners are trying to play builders they've started five principal projects none of which have been completed one of them being a £130,000 new roof which leaks like a sieve, I do not want them starting any other projects until the five outstanding (two a danger to the public)are completed ,notwithstanding all the dust, mess, and noise , that will emanate up to my apartment

Relevant Planning Policies:

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

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

The key considerations are the effect on the historic significance of the Listed Building, and its setting and features of special architectural or historic interest.

Paragraph 212 of the NPPF states 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. 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.

The proposed external redecoration works will ensure that the site is fit for purpose. Whilst the material for the replacement screed is not the first option which was strongly supported the suggested replacement is considered acceptable and is appropriate for the external use required.

As such the impact on the listed building is considered to be acceptable and therefore in accordance with the relevant local plan requirements and statutory tests.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard LB/CA time limit
3. Protect listed building from damage
4. Damage to be made good within 2 months

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? Y

Case Officer: Finlay Gardner Date: 11/06/2026

Authorised by: Louise Prew Date: 11/06/2026