

Development Management – Delegated Officer Report

Application Number: AWDM/0609/26

Recommendation: – APPROVE

Site: 207 Brighton Road Worthing West Sussex BN11 2HA

Proposal: External alterations including replacement of flat-roof coverings and lead flashings; balcony roof replacement; overhaul of existing windows; replacement of second floor side window with timber double glazed casement; replacement front door; enlarged rear ground floor windows; and replacement soil pipe. Internal alterations to install ground floor WC and utility

Date of Site Visit: 14 July (conservation consultant)

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site comprises No. 207 Brighton Road, a Grade II listed three-storey mid-terrace dwelling forming part of a small group of four listed houses at Nos. 205–211 Brighton Road. The terrace was designed in 1904 by S. Adshead in a Regency manner and is characterised by stuccoed elevations, mansard roofs to Nos. 205 and 207, round-headed doorways in fluted surrounds, and first-floor balconies with canopies supported on slender posts. No. 207 sits within a defined domestic plot with a front garden, path and raised verandah addressing Brighton Road, and a rear garden containing a paved yard, lawned area and ancillary garden structures.

The wider setting is principally defined by the frontage to Brighton Road and the group value of the listed terrace, which contributes to the historic townscape on the north side of the road. The site is bounded by No. 205 Brighton Road to the west, No. 209 Brighton Road and the car park serving Nos. 213–215 Brighton Road to the east, Brighton Road to the south, and No. 2 Navarino Road to the north. The rear of the property is more private and utilitarian in character, with the principal public appreciation of the heritage asset and its setting being from Brighton Road, where the architectural composition and surviving external detailing of the terrace are most readily experienced.

Proposal

The proposal comprises a series of repair, replacement and alteration works to the listed building. Externally, these include replacement of the flat-roof coverings and lead flashings, replacement of the balcony roof covering, overhaul of existing windows, replacement of the second-floor side window with a timber double-glazed casement, replacement of the front door, enlargement of the rear ground-floor window openings and replacement of the rear soil pipe. Internally, the works include the installation of a ground floor WC.

Proposals to remove the dividing wall between the first floor toilet and bathroom have been removed from the scheme following comments at the site visit with the conservation consultant. As has the installation of a WC within the ground floor reception 2.

Relevant Planning History:

90/05054/LBC - APPLICATION FOR LISTED BUILDING CONSENT FOR PROVISION OF SATELLITE DISH ON EAST ELEVATION OF REAR CHIMNEY STACK

STATUS: Conditional Consent 5th September 1990.

92/00120/LBC - APPLICATION FOR LISTED BUILDING CONSENT FOR PROVISION OF A SATELLITE DISH ON THE EAST ELEVATION OF THE REAR CHIMNEY STACK (RENEWAL OF LISTED BUILDING CONSENT WB/90/0662/LB DATED 4.9.1990)

STATUS: 1st April 1992.

94/05065/LBC - APPLICATION FOR LISTED BUILDING CONSENT FOR THE INSTALLATION OF CABLE AND CABLE JOINT BOX TO FRONT ELEVATION

STATUS: Conditional Consent 5th October 1994.

08/0731/LBC - Amendments to approved application for Listed Building consent WB/06/1390/LBC to provide larger doors to north elevation, omission of one window and reinstatement of side window.

STATUS: Conditional Consent 2nd September 2008.

AWDM/1198/12 - Application for Listed Building Consent for replacement rooflight

STATUS: Application Permitted 13th November 2012.

Consultations

Heritage Consultant

No objection – harm is negligible or mitigated

A site visit was conducted on 14 July 2026, during which amendments were requested to address some of the concerns identified in relation to the submitted scheme. Amended details have since been submitted, and the following comments are based upon the amended proposal.

The significance of the listed building is informed by the fact that the terrace was designed and constructed in 1904 by S. Adshead in a deliberate Regency style, rather than being an original early nineteenth-century Regency terrace. This does not diminish its special interest, but it does qualify the nature of that interest. Its significance is principally derived from its architectural composition, historicist design

intent, group value with Nos. 205–211 Brighton Road, and contribution to the historic townscape of Brighton Road. The Regency-style elements, including the stuccoed frontage, balcony and canopy arrangement, round-headed doorway, window hierarchy and mansard roof form, are therefore important components of the building's special architectural interest and are particularly sensitive to change.

The amended drawings and supporting information have addressed the principal concerns raised during the site visit. In particular, the previously proposed subdivision of the rear reception room to form a ground-floor WC has been omitted. The revised arrangement instead uses the rear reception room as a WC/utility space, allowing the original plan form to remain legible and avoiding the introduction of new partitioning within the room. On the basis that the fireplace, chimney breast and associated spatial character are retained unobstructed, this element of the scheme would preserve the ability to understand the historic internal layout and is considered acceptable in heritage terms.

The removal of the proposed first-floor bathroom/WC amalgamation is also welcomed. The earlier proposal to remove the wall between the bathroom and WC was not adequately justified given the contribution that the surviving plan form makes to the significance of the listed building. Its omission from the amended drawings avoids unnecessary intervention into the historic fabric and better preserves the building's internal arrangement.

Externally, the general approach of repair and retention is positive. The amended window and door information separates existing and proposed details and confirms that all windows and doors are to be retained and overhauled except for the front door, the three rear ground-floor kitchen windows and the second-floor side window. The proposed replacement front door is now shown as a solid hardwood, traditionally constructed sixpanel door, which is a more appropriate response than the existing defective door and would better reflect the formal character of the principal elevation. The replacement second-floor side window and rear kitchen windows are secondary in their visibility and, subject to appropriate detailing, materials and finish, would not result in unacceptable harm to the special interest of the listed building.

The revised balcony roof detail is also helpful. The balcony and canopy arrangement forms part of the designed Regency-style frontage and is a sensitive element of the building's special architectural interest. The submitted detail indicates retention of the existing timber structure, decorative timber frontage, cast-iron posts, cast-iron guardrail and concrete balcony, with a new lead covering laid over curved plywood support fitted between the existing timber ribs. This repair-led approach would preserve the architectural form and appearance of the balcony roof while providing a technically more robust replacement covering.

The proposed replacement of defective flat-roof coverings and failed lead flashings is considered necessary repair work intended to arrest water ingress and protect the fabric of the listed building. Provided the new leadwork is detailed and installed in accordance with good conservation practice, including appropriate lead code, bay sizing, laps, fixings, ventilation and junction details, the works would be consistent with the long-term conservation of the heritage asset. The replacement soil pipe and

associated making good to render are also acceptable in principle, subject to careful execution and matching repair of disturbed finishes.

The lowering of the rear kitchen window cills would involve alteration to existing openings and some intervention into historic fabric. However, the affected elevation is secondary in character and visibility and does not form part of the principal Regency-style composition from which the listed building derives much of its significance. The amended details retain the arched heads, propose the reuse or matching replacement of stone cills, and provide timber casements to reflect the existing pattern of fenestration. In that context, the degree of harm arising from the rear window alterations would be very limited and, subject to detailed joinery and material control, would be suitably mitigated. When considered alongside the wider repair works and the replacement of the defective front door with a more appropriate solid timber door on the principal elevation, the scheme as amended would preserve the special architectural and historic interest of the listed building.

Overall, the amendments have materially improved the scheme by removing unjustified internal interventions and clarifying the repair-led approach to the external works. The proposal would preserve the principal frontage, the important Regency-style composition of the listed terrace, and the legibility of the modest but still Regency-influenced internal plan form. Any adverse effect associated with the altered rear ground-floor openings would be very limited and is considered to be suitably mitigated by the detailed design approach and by the wider conservation benefits of the amended scheme, including the replacement of the defective front door with a more appropriate solid timber door. Subject to appropriate conditions securing detailed joinery, materials, leadwork and making-good details, the amended scheme is considered capable of preserving the special architectural and historic interest of the Grade II listed building.

The amended proposal is therefore considered to preserve the special architectural and historic interest of the Grade II listed building and would accord with the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works would also be consistent with the heritage aims of the National Planning Policy Framework, in particular the requirement to conserve heritage assets in a manner appropriate to their significance and to give great weight to their conservation, and with the relevant local development plan policies which seek to conserve designated heritage assets, protect their significance, and ensure that alterations are sympathetic in design, materials and detailing. Subject to the conditions set out below, no conservation objection is raised.

The Worthing Society

This distinctive 3 storey Grade II Listed Building is part of a terrace which was designed in the Regency style by Stanley Adshead in 1904. The terrace is an important element on the east side of Worthing. The application is for various works and repairs. The Society is broadly supportive in principal although we have no oversight of the effect of the internal works. We have no objection but this is on the basis that the works are carried out in accordance with the guidance and requirements of the Conservation Consultant.

Neighbour Representations

None

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 application seeks alterations to the Grade II listed building. In deciding whether to grant permission particular attention must be given to the desirability of preserving the building, its setting and those features which make it special.

As noted in the conservation consultant's comments above, alterations were sought to the scheme to ensure the historic planform is maintained. The conservation consultant concluded that "The proposal would preserve the principal frontage, the important Regency-style composition of the listed terrace, and the legibility of the modest but still Regency-influenced internal plan form. Any adverse effect associated with the altered rear ground-floor openings would be very limited and is considered to be suitably mitigated by the detailed design approach and by the wider conservation benefits of the amended scheme, including the replacement of the defective front door with a more appropriate solid timber door." Subject to the requested conditions they had no objection.

The amended proposal is therefore considered to preserve the special architectural and historic interest of the Grade II listed building and would accord with the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works would also be consistent with the heritage aims of the National Planning Policy Framework, in particular the requirement to conserve heritage assets in a manner appropriate to their significance and to give great weight to their conservation, and policy DM24 which seeks to conserve designated heritage assets, protect their significance, and ensure that alterations are sympathetic in design, materials and detailing. The recommended conditions will be attached to the decision.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Joinery details
4. Balcony details
5. Protect LB from collapse

6. Make good 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: 07/08/2026

Authorised by: Peter Barnett Date: 7 August 2026