

Application Number:	AWDM/0161/26
Location:	Flat 5 Ace House 1 Bridge Road Worthing
Proposal:	Listed Building Consent for the repair and reglazing of two existing timber vertical sliding sash windows
Case Officer:	Mr F Gardner

	Further Information Required
	Design Review Required
✓	No objection - no harm
	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	Ace House is a Grade II listed late-Georgian villa, built around 1840, and distinguished by its refined classical façade. The building is stuccoed with Ionic pilasters, a Doric-columned porch, and sash windows set within decorative frames, including console-supported entablatures at ground level. Its low-pitched slate roof, symmetrical two-bay composition and elegant proportions reflect the polite architectural language that shaped Worthing's early suburban development, giving the house strong architectural value and a prominent presence within Bridge Road's historic streetscape. Historically, Ace House represents the genteel expansion of Worthing during the early Victorian period, when the town was evolving from a small coastal settlement into a fashionable resort. Villas like this were built for middle-class residents seeking spacious, well-designed homes just beyond the town centre. Over the 20th century, Ace House—originally known as Bridge House—was subdivided into apartments, a common adaptation for large period villas, yet it retains the essential features that underpin its listing: classical detailing, original proportions and a clear expression of early 19th-century suburban aspiration. The proposal initially sought Listed Building Consent for replacement windows but was amended early into the application and now proposes repair of the historic windows and replacement of the glass. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. 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, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. 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.
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	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.
Drawing Errors:	
Comments:	The proposals amendment to repair is considered supportable and will also include minor energy efficiency enhancements that are supported by HE best practice. Following the conducting of a site visit whereas the windows are original, the glass set within them is modern float glass and therefore at the very most 20th century in origin. Thuswhereas the window possesses historic interest the glass does not and the replacement to a toughend glass is considered acceptable. Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal by virtue of repair and adoption of Historic England best practice will not cause harm to the architectural and historic interest of the Grade II Listed Building and as such is compliant with policy DM24 of the Worthing Local Plan and Paragraph 135 of the NPPF.

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment