Expiry Date - 27/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0551/25 **Recommendation – APPROVE**

Site: **6 Heene Terrace Worthing West Sussex**

Proposal: **Application for Listed Building Consent to tile over existing steps to south (front) elevation.**

Date of Site Visit: 09.05.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-terrace three storey building with basement and attic storeys facing the seafront within the Marine Parade and Hinterland Conservation Area. The terrace fronts onto Heene Gardens and the promenade beyond Marine Parade. The property and the terrace is grade II listed described as follows:

HEENE TERRACE 1. 5406 East Mansions Heene Court Mansions Nos 6 to 10 (consec) Nos 11 and 12 (Mayfair Hotel) Nos 13 to 17 (consec) West Mansions TQ1402 SW 2/91 TQ 1302 14/91 12.9.75. II GV 2. 1865, possibly by G A Dean. A unified composition set back from the sea front behind a garden. 3 storeys, basement and attics. Fawn-coloured brick with stucco dressings, including bracketed cornice and drafting to basement and ground storey. Mansard slate roof. 3 windows to each home, mainly sashes but some altered. Tall dormers, across lst storey on large scroll brackets, with decorative iron railings from which rise spiral columns supporting cyma reversa canopy, which projects forward over the porches of composite columns and pilasters supporting an entablature, which are paired except for the 2 houses at either end, and the 3 centre houses, which project somewhat and have balconies continuous with the porches (3 bays to each house). The end houses also project somewhat, have 5 windows and a central porch. Both central and end houses have a full attic storey with its own cornice. Many sections of balcony and some porches are glazed in. West Mansions and the upper storeys of No 8 are stuccoed. The chimneys vary. Many are tall with bold bracketing, others have moulded cornice. The basement areas have railings with pike finials. The rear has half-landing extensions in abutting pairs.

Proposal

The application seeks listed building consent to tile the existing entrance steps at the front of the property with a black and white Victorian tile design

that will match the tiling of the entrance steps undertaken at 7 and 8 Heene Terrace.

Relevant Planning History: None

8 Heene Terrace
WB/05/957/LBC application for Listed Building Consent for repairs and refurbishment of front entrance steps including the addition of black and white floor tiling. Granted Consent 15.11.2005.

7 Heene Terrace
AWDM/1265/18 Application for Listed Building Consent to tile over existing steps with Victorian style tiles. Granted Consent 03.05.2019

11-12 Heene Terrace (Mayfair House)
AWDM/1250/19 Application for Listed Building Consent to tile over existing steps with Victorian style tiles. Granted Consent 24.07.2020

17 Heene Terrace
AWDM/1502/19 Application for Listed Building Consent to tile over existing steps to south (front) elevation. Granted Consent 15.05.2020.

Consultations:

National Amenity Society: No comments received.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan (WBC 2023): Policies DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The primary consideration is whether the proposed works are acceptable in terms of the impacts on the historic character and appearance of this designated heritage asset. Great weight is given to protecting the building from harm or loss that would affect its historic character or features of architectural significance.

Historic Character and Appearance

The front steps and columned portico entrance is an important architectural feature of the building which is replicated across the terrace. There are 5 steps which lead up from the pavement to the covered landing in front of the main entrance door serving the ground and upper floors. [The basement has a separate staircase accessed from the pavement through a gated opening in the front railings.] The front steps and portico entrance at No.6 are paired

with that at No.7 (handed). The front steps and raised landing of the latter have been tiled-over in black and white tiles in a ‘Victorian’ style pattern with bullnose shaped nosing following the consent granted in 2019.

The steps at No.6 are made of stone. Google street view imagery c.2012 shows the steps with signs of chipping and general wear and tear until updated imagery c.2014 shows some remedial works as having taken place. There are no formal records relating to these repair works, which appears to consist of some kind of rendered/cement covering. In any event, recent photographs show the repairs to be failing with areas of flaking and chipping of the applied covering and the original stone visible underneath.

Whilst black and white Victorian style tiling is not an original feature, it has been accepted at other properties in this terrace as a suitable alternative to the costly option of replacing the stone steps and landing slabs.

The proposed pattern would match that at No.7 with the tread and rise having a design with black diamonds, a black border with a white background. The submitted details show the inclusion of marble bullnose shaped ‘nosing’ to the steps which is important to maintain the distinctive profile and character of the existing stairs.

In conclusion, whilst not an original feature, the proposed tiling is of an attractive design that is in-keeping with the Victorian character of the terrace. It will represent an improvement compared to the appearance of the existing failing repair to the original worn stone steps and complement the tiling of other entrance steps in the terrace that has already taken place with consent, helping to reinforce a now established sense of continuity to the treatment of the front entrance steps.

Recommendation

Grant Consent:-

1. Approved plans
2. LBC Time Limit
3. The material, external finish, size and colours of the individual tiles and the laid pattern of the tiling with marble nosing shall match exactly that undertaken at 7 Heene Terrace unless otherwise approved in writing by the Local Planning Authority.
4. The proposed tiles hereby approved shall be laid so as not to obstruct the door frame, door or threshold of the building in any way.
5. Damage made good

Informative

Approved without amendment

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

Expiry Date - 27/06/2025

Case Officer: Jo Morin Date: 25.06.2025

Authorised by: Peter Barnett Date: 25 June 2025