

From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Sent: 13 July 2026 14:41:38 UTC+01:00
To: "Rebekah Hincke" <rebekah.hincke@adur-worthing.gov.uk>
Subject: Fwd: AWDM/0683/25 - 50-52 South Street, Worthing
Attachments: 23049-P-125--Proposed Elevations.pdf

Rebekah Hincke

Senior Planning Officer, Planning & Development

01903 221313

Adur & Worthing Councils

Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

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From: Simas Bobelis <simas@sticklandwright.co.uk>
Date: Thu, 25 Jun 2026 at 11:00
Subject: Re: AWDM/0683/25 - 50-52 South Street, Worthing
To: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Cc: Nick Stickland <nick@sticklandwright.co.uk>

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Good morning Rebekah,

Thank you for your email and for the further review undertaken by the Conservation Architect.

In response to the comments raised, I have updated the proposed elevation drawing to clearly indicate the existing awning hoods that are to be retained and I can confirm that no alterations to these elements are proposed.

For clarity, the scope of the application is limited solely to the replacement of the existing windows and frames. No other external alterations are proposed, and all existing architectural features, mouldings, reveals and surrounding fabric will remain unchanged.

The submitted drawings were prepared specifically to illustrate the existing and proposed window frames and their visible external sections. We focused exclusively on the windows themselves, a

detailed survey of the surrounding wall construction, mouldings and opening details was not undertaken. Consequently, the sectional drawings are intentionally simplified and should not be interpreted as proposing any alteration to the existing reveals, mouldings or wall profiles.

With regard to the first-floor fixed top panels, these are existing features that are not externally visible and will be replicated within the replacement windows. The discrepancy identified in the typical section drawing arises from the diagrammatic nature of the detail rather than any proposed design change. The fixed top panels will remain concealed externally, matching the existing arrangement.

Similarly, the positioning of the replacement windows within the openings will exactly replicate the existing installation. The new frames will be located in the same position as the current windows, maintaining the existing reveal depths and preserving the relationship between the windows, surrounding mouldings and architectural detailing. No changes are proposed to the external appearance of the openings beyond the replacement of the window units themselves.

I trust this clarifies the matters raised and provides sufficient confirmation that the proposal preserves the existing character and detailing of the building as much as possible. We would be grateful if the application could now proceed to determination. However, if any further details are required, please do let us know.

Best wishes

Simas Bobelis
Architect



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From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>

Sent: Wednesday, June 24, 2026 12:18

To: Simas Bobelis <simas@sticklandwright.co.uk>

Subject: Fwd: AWD/0683/25 - 50-52 South Street, Worthing

Dear Simas,

Since my previous email the conservation architect has looked more closely at the latest drawings and is generally happy with the overall differences between the proposed and existing windows in principle but there are some discrepancies that have been highlighted that still need to be addressed in relation to the South Street elevation.

- The existing timber vertical sliding sash windows have deep reveals with awning hoods over the first and second floor windows of the right hand bay. These important features, which were a common sight in the Victorian period, rarely survive, and must be retained. This must be indicated on the drawings.
- The first floor windows have a fixed top panel which is not visible externally, but will be reproduced. However the vertical section drawing of the existing/proposed replacement windows shows this panel as being visible within the external opening. This discrepancy needs to be explained or addressed.
- This building has a wealth of external mouldings, some of which help to frame the window reveals. These have not been shown on the simplified wall sections, with the horizontal section drawing suggesting the new window frames are flush with the external wall or behind a very shallow reveal. This needs to be addressed.

Kind regards,

Rebekah Hincke

Senior Planning Officer, Planning & Development

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