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From: Katie Herr [REDACTED]
Sent: 17 March 2026 15:27
To: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: RE: A/10/26/PL - CORNER HOUSE

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Hi Rhiannon,

Thank you for your response.

Please can we withdraw the application. If you could provide details of exactly what would be needed for the windows in order for them to be accepted, that would be great.

Kind Regards

Katie

Katie Herr

Clerk and RFO to Angmering Parish Council

www.angmering-pc.gov.uk



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA



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From: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>

Sent: 17 March 2026 15:25

To: Katie Herr [REDACTED]

Subject: RE: A/10/26/PL - CORNER HOUSE

Dear Katie,

Following up my below email, the conservation officer maintains his objection as the material is inappropriate for a conservation area. The conservation office also notes that he provided an objection to the UPVC windows at the neighbouring new development.

It would not be possible to seek amended plans as there is insufficient time for re-advertisement and re-consultation.

Thank you for your previous correspondence regarding withdrawing the application. Please confirm your agreement to withdraw the application and I will process this.

Kind regards,
Rhiannon

Rhiannon Lloyd (she/her)
Planning Officer Planning

Please note I am not in the office on Thursdays. The remaining days are split between Development Management and Planning Policy.

T: 01903 737637
E: rhiannon.lloyd@arun.gov.uk

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From: Rhiannon Lloyd
Sent: 17 March 2026 09:14
To: 'Katie Herr' [REDACTED]
Subject: RE: A/10/26/PL - CORNER HOUSE

Dear Katie,

Your email was passed to the conservation officer for comment. I will follow this up today.

Apologies for the delay. I will aim to provide you a response by the end of the day.

Kind regards,
Rhiannon

Rhiannon Lloyd (she/her)
Planning Officer Planning

Please note I am not in the office on Thursdays. The remaining days are split between Development Management and Planning Policy.

T: 01903 737637
E: rhiannon.lloyd@arun.gov.uk

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From: Katie Herr [REDACTED]
Sent: 13 March 2026 14:15
To: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: RE: A/10/26/PL - CORNER HOUSE

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Hi Rhiannon,

If a response to my email is delayed further, then we will have no choice but to withdraw the application.

I would like to discuss with someone about the possibilities of detailing out how we could make UPVC windows work.

If you are unwilling/unable to respond, then please withdraw the application.

Kind Regards

Katie

Katie Herr
Clerk and RFO to Angmering Parish Council
[REDACTED]
[REDACTED]
www.angmering-pc.gov.uk



Angmering Parish Council

The Corner House
The Square
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From: Katie Herr
Sent: 10 March 2026 14:07

To: 'Rhiannon Lloyd' <Rhiannon.Lloyd@arun.gov.uk>

Subject: RE: A/10/26/PL - CORNER HOUSE

Good afternoon Rhiannon,

Thank you for the opportunity to respond and to withdraw the application, if agreed by council.

I have read the Officer's assessment regarding traditional materials, character, and the "less than substantial harm" identified under paragraph 215 of the NPPF (2024).

However, I would like to highlight two important material considerations that directly relate to policy on consistency in decision-making (NPPF: Decision-making section, and the requirement to consider context and setting).

1. Immediate streetscape context – McCarthy Stone development

Directly opposite Corner House, the McCarthy Stone development has approved plans showing white uPVC sliding windows and doors on the street elevations (Drawing Ref: SO-2729-05-AC-401).

Their own consultation material confirms that part of the site lies within the Conservation Area and close to a Grade II listed building, meaning this is a highly sensitive heritage setting.

Given that this major, highly visible development uses uPVC throughout, it is difficult to reconcile how our much smaller proposal—on an existing building with limited visual impact—can be considered harmful solely by virtue of material choice.

2. Existing precedent in the Conservation Area

As noted in your email, several nearby properties have already installed uPVC windows. While some may not have applied for permission, the experienced character of the Conservation Area (NPPF Section 16: "the surroundings in which a heritage asset is experienced") already includes modern uPVC as part of the streetscape.

It would feel inequitable if compliance with the planning process places us at a disadvantage compared with properties that proceeded without consent, while at the same time a large new development opposite is permitted to use uPVC extensively.

We acknowledge the Officer's comments regarding thickness of frames, glazing bar detailing, lifespan and sustainability. However modern conservation-style uPVC units can match traditional profiles closely, and we are willing to specify slim-profile, mechanically jointed, putty-line finishes to address visual concerns (as is common in conservation-grade products). The Officer identifies the harm as "less than substantial." Under the NPPF this must be weighed against public benefits—including the cost, maintenance, improvement and long-term viability of the building—and assessed within the real-world surrounding context.

Given the approved use of uPVC on the prominent McCarthy Stone development opposite, and the presence of uPVC on many nearby properties, we respectfully request that the Council to reconsider the conclusion of harm or alternatively engage with us on amended detailing that could allow a conditioned approval.

If the council are still minded to refuse the application, we will then look into withdrawing the application instead, but we would like the above considered and responded to first.

Kind Regards

Katie

Katie Herr

Clerk and RFO to Angmering Parish Council

[REDACTED]

[REDACTED]

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From: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>

Sent: 10 March 2026 13:39

To: Katie Herr [REDACTED]

Subject: A/10/26/PL - CORNER HOUSE

Good afternoon,

I am the case officer for this application.

I am writing to inform you that we are minded to **refuse** the application. This is on the grounds of harm to the conservation area. Please see below for the Conservation Officer's response to the application:

The Proposal

The proposal is for the replacement of nine existing timber sash windows, one front door and one fire door with units of uPVC construction.

The building comprises an office with a shopfront at ground-floor level and an apartment on the first floor. It is located within The Square, close to the entrance to The High Street, and therefore occupies a fairly prominent position within the conservation area.

From a heritage perspective uPVC replacement windows are generally not suitable for older or historic buildings such as this one (non-designated heritage asset), particularly in prominent locations within conservation areas. Their use in this context is problematic and cannot be supported for several reasons:

Impact on appearance and character - uPVC windows fail to replicate the authentic, historical character of traditional timber windows, with the result being that they can significantly alter the character of an older building. Because the material is less rigid than timber, the frames must be manufactured with thicker sections, resulting in bulkier profiles. Their detailing also differs from traditional construction – even where they attempt to do so. For example, historic glazing bars in traditionally constructed windows are solid timber or metal and physically separate each pane of glass, whereas in many uPVC units the effect is merely simulated by thin plastic strips within a double-glazed unit, giving a noticeably different appearance.

Environmental impact - When considered across their full lifecycle, uPVC replacement windows generally have a greater environmental impact than traditional timber windows that have been sensitively upgraded for energy efficiency. Retaining and improving existing windows is usually the more sustainable option.

Shorter lifespan and poorer reparability - Despite often being marketed as durable, uPVC windows typically last less than 25 years. In contrast, well-maintained traditional timber windows can last for a century or more. uPVC units are also not maintenance-free, and when faults occur, they are often difficult or impossible to repair effectively. Consequently, they are usually discarded at the end of their service life. Although uPVC can be recycled, this remains uncommon in practice, meaning most units end up as waste.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024).

Following this objection from the councils Conservation Officer, we are minded to refuse the application. We note that the planning statement refers to other examples of UPVC windows in the vicinity, however I stress that this does not mean that these instances sought consent from the LPA to make such changes.

I offer you the chance to withdraw the application, rather than receive the refusal.
If you wish to withdraw, please provide written confirmation by way of email by 17/3/26.

Kind regards,
Rhiannon

Rhiannon Lloyd (she/her)
Planning Officer Planning

Please note I am not in the office on Thursdays. The remaining days are split between Development Management and Planning Policy.

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E: rhiannon.lloyd@arun.gov.uk

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