

From: Elaine Walby on behalf of Planning.Responses
Sent: 13 February 2026 14:48
To: Planning Scanning
Subject: FW: A/10/26/PL

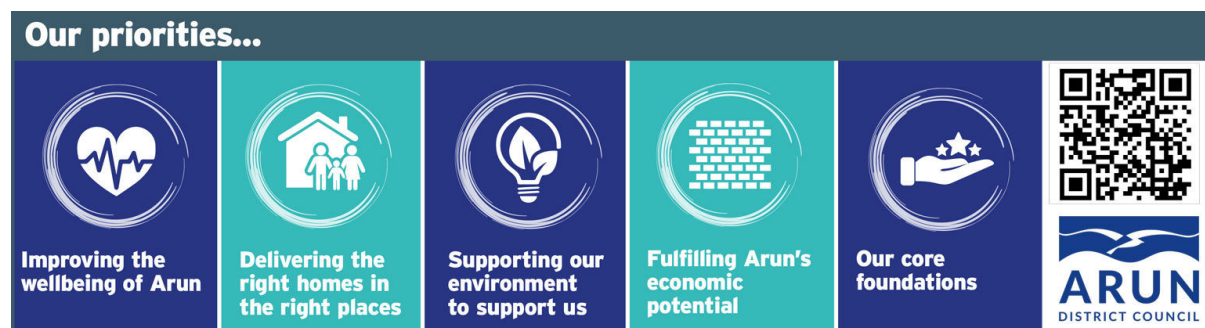
PL- Consultation- Conservation Officer response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 13 February 2026 14:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: A/10/26/PL

A/10/26/PL

Corner House, The Square, Angmering, BN16 4EA

Replacement of 9 No existing sash timber windows and 1 No door front and 1 No fire door with uPVC. This application affects the Angmering Conservation Area

Corner House is located within the Angmering Conservation Area. The building has also been identified as a non-designated heritage asset by the Local Planning authority (LPAA). The Angmering Conservation Area encompasses the historic core of the village. The special character of the conservation area is defined by its concentration of historic buildings, the retention of the historic street pattern, and the consistent use of traditional materials such as brick and flint.

The conservation area can be divided into three distinct character areas with The Square being relevant in this case. The Square forms the village centre and contains the majority of the village's retail and commercial premises as well as the village War Memorial. It is an attractive, yet irregularly shaped space with two triangular grassed areas (one larger than the other) surrounded by roads. All of the buildings front directly onto the pavement or small grass verges, creating a tight-knit and intimate streetscape. Roads forming the square include Water Lane, part of Arundel Road, and part of High Street. These elements collectively contribute to the area's architectural and historic significance.

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). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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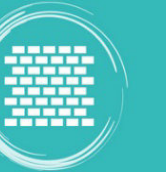
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