

2nd February 2026

Miss Sylvia GM Verrinder
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Case Officer: Rhiannon Lloyd
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Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: A/10/26/PL
Site Address: Corner House The Square Angmering BN16 4EA
Description of works: 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 and is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 30th January 2026 which has been recorded as an objection with the comments as follows:

OWPC81169

It has been brought to my attention that the Angmering Parish Council intend to replace nine (9) of the current windows, the fire door on the northern side of the Corner House complex and the front door fronting the Square with UpVC. It is understood that the Parish Council do not intend to replace the large bay window fronting the Square at this time.

It has to be noted that this building is situated in a prominent position in the Conservation Area (CA), albeit on the edge of the CA, but fronts the historical areas known as "The Square" and "The High Street" both of which contain many buildings of historical interest and listings. The building itself is not listed but should be as it dates back to at least 1740 if not earlier into the late 17th century.

During its lifetime it has been a commercial property serving the local community before its current use for the past 26 years of offices for the Parish Council.

Historical Information states that "The Corner House" was once part of the Red Lion - originally the old Lamb before the new Lamb was opened c1780 - this building is now on the opposite side of the Square to the Corner House. It is believed that the pub was there by 1740 if not earlier. Maps show that The Corner House was certainly in existence in 1809. Although a crude map, the Yeakell & Gardner map of 1780 suggests that the building was there then.

By about 1850, the front part of the building was a butcher's shop that was still there until about 1933, but the existing large bay window was unlikely to have been present at that time; this may not have been installed until 1933 when the shop became Mortimer's Dairies. By 1938, it had become a fried fish shop, and later a

fried and wet fish shop (Norris's). About 1969, Eric Holmes had taken the shop over as an estate agent. It was later a solicitor's office and then run by a publicity services firm before being taken over by APC in 2000.

Although there are a few cases where uPVC windows have been installed in the High Street and other parts of the Conservation Area, it is not known if planning permission was ever sought and permitted, so the quality of such replacements may not be acceptable replacements for the Conservation Area. By permitting such replacement on this property will set a precedent that cannot be undone.

I object to this application and respectfully ask that ADC Planning Committee consider the ethics of preserving the historical and heritage importance of this building and insist that the material to be used is historically acceptable in the interest of preserving the heritage of a building in such a prominent position within the Conservation Area and to consider the fact that it is possibly the oldest building within the Square.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email.

It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>