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**From:** Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer  
**Sent:** 07 November 2025 17:18  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Susan Haley <Susan.Haley@arun.gov.uk>  
**Subject:** A/151/25/L

**A/151/25/L**

*The Vestry Cottage Arundel Road Angmering BN16 4JS*

*Listed building consent for refurbishment and repair with a new single storey lean-to structure and air source heat pump.*

The Vestry Cottage is a two-storey mid-C19 cottage designed by the notable architect S.S. Teulon. The building has knapped flint, complemented by red brick dressings and quoins with grey

headers. It has a half-hipped tiled roof, two decorative chimneys and traditional casement windows. A distinctive corbelled bay window is located on the first floor, adding architectural interest to the otherwise modest façade. It is attached to the Vestry Hall, which is also a listed building. It also forms a group with the Vestry Hall, Lych Gate and the parish Church. It derives its significance from its architectural and historical interest.

The property is located within the Angmering Conservation Area, which encompasses the historic core of the village. Originally a rural settlement surrounded by open fields, Angmering has retained much of its historic character despite later development. The special interest of the conservation area lies in its concentration of historic buildings, the largely intact street pattern, and the consistent use of traditional materials such as flint, brick, and clay tile. These features contribute to its architectural and historic significance, as well as its visual cohesion.

The village's historic layout remains evident, with High Street and Arundel Road converging at the village square, close to the parish church and village green. The area contains a notable concentration of buildings dating from the 16th to 19th centuries, which reflect Angmering's gradual development and contribute to its distinctive character.

The conservation area can be broadly divided into three townscape character areas:

- The Square
- Arundel Road
- The High Street

## **The Proposal**

The proposal is for refurbishment and repair with a new lean-to structure and air source heat pump.

### **External Works**

External interventions are limited to sympathetic like-for-like repairs, re-pointing, and the addition of a small softwood lean-to structure to house a new air source heat pump.

The contemporary design of the lean-to is clearly distinguishable as a modern addition, yet sympathetic in scale and materiality, ensuring minimal impact on the building's character and setting. The use of natural Welsh slate, cast iron rainwater goods, and horizontal louvred cladding is appropriate and visually restrained. Both the lean-to and the air source heat pump are located to the rear of the property and are not visible from the principal elevations or public areas within the conservation area. This element is therefore considered acceptable.

The proposed like-for-like repairs are also acceptable and will help retain as much of the historic fabric as possible. Any works of repointing should be undertaken using hand tools and the mortar should match the existing.

Overall, the approaches identified appear appropriate and sensitive to the building's significance

### **Window Replacement**

The replacement of a recent window's opening light with a slimline double-glazed unit relates to a modern window. While the use of slimmer heritage-style double glazing is acceptable in this instance, it is somewhat regrettable that the overall design of the window is not being improved. The introduction of integral glazing bars would be a positive enhancement, helping the window better reflect the design and appearance of the neighbouring kitchen window.

### **Internal Works and Energy Efficiency**

Internally, the proposals seek to address persistent damp issues through the removal of modern cement render, to be replaced with a breathable lime-based system. This approach is appropriate and aligns with good practice for historic buildings.

The proposed energy efficiency upgrades, including secondary glazing and breathable insulation, appear to be sensitively integrated. This is a more compatible solution for historic fabric and reflects a thoughtful balance between conservation and sustainability. Provided that the proposed insulation, plaster, and membrane system (such as the Newton membrane) is genuinely breathable and suitable for use in historic buildings, the approach would be considered acceptable.

## Conclusion

The application is considered to not cause harm to the significance of the heritage assets or setting. Although the window design could be improved. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of section 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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