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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 30 September 2026 16:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: CM/21/26/L

Reference: CM/21/26/L

Address: Kents Farm House, Brookpit Lane, Climping, BN17 5QU

Proposal Listed building consent for replacement of 7 no. existing windows and 1 no. exterior door.

Heritage Assets:

Kents Farm House

Kent's Farmhouse is a Grade II Listed Building, which is an attractive two storey detached building with attics and tiled roof. It is largely Georgian in character but has earlier origins dating from the 17th Century. The Georgian parts of the house have large window bays, whilst Victorian alterations include an attractive music room with full height sash windows. It is considered derive its significance from its architectural and historical interest.

The buildings at Kents Yard are single storey and of traditional construction with a strong agricultural character. It is an 18th century 3-sided loose courtyard which opens to the north where access is gained from the lane. They are important reminders of the areas agricultural past. The yard and associated buildings can be viewed in the context of the listed building, and as a result, can be considered to be clearly within that setting of the farmhouse.

Kent's Farm House and the neighbouring Kent's yard appears to be part of a former historic farm group. Both the farmhouse and yard (and associated buildings) can also be viewed from the lane which has a rural character to it.

Climping Historic Character Area - 'Traditional Climping'

The Climping Neighbourhood Plan Character Assessment identifies four areas within the parish that are characterised as 'Traditional Climping'. The one of relevance to this application is "Brookpit Lane area and adjoining Kents Farm". Traditional Sussex flint walls feature extensively along the lanes as well, particularly on Clymping Street and Brookpit Lane.

It is noted that 'the layout of the properties is varied with most set back from the road with enclosed front gardens or built around private drives or roads. Much of the construction is traditional rural with pitched roofs of slate tiles or of thatch, some timber framing, and flint or rendered walls. Some are single storey or chalet homes, but most are two storey buildings with 3 bedrooms or more. There are a number of similar semidetached cottages built across the village circa 1880 with flint walls and slate roofs'.

Design Guidance for Traditional Clymping is provided including the fact that any new development in this area will need to respect its historic and visual context, including the scale and siting of any new development, landscaping, boundary treatment (such as be flint walls and native hedgerows). Construction materials will need to be chosen from a palette that respects the historic form of the village, and other features such as porches, roofs and gables should reference Sussex rural vernacular.

Comments

Windows are an important part of a building's history and can be invaluable to our understanding of historic properties. They can tell us not only of changing architectural taste but social hierarchy, building economics, technical advances and social history through taxation of windows and building materials. Above all, windows are a key part of the architectural composition of a building and help to establish its character.

Whilst I appreciate the desire for more thermally efficient windows, the proposal for double glazing needs consideration as it is not always appropriate for a listed building. Historic England also provide information on the methods by which this can be considered within a listed building. This states that if windows are modern and do not contain any historic glazing, or in fact would replace more modern, inappropriate ones, there is potential to consider the use of double glazed units in a listed building. However, such units would have to be of a heritage style and not those of standard dimensions. There would also need to be an assessment of the impact of the proposal upon the significance of the building itself.

The existing windows are of varying designs and ages with what appears to be modern glazing. They are also in a poor state of repair – something inherited by the new property owners. They are beyond economic repair. As a result, there is the potential to replace the windows and incorporate slimmer heritage glazing systems at the same time. I am also aware that other windows in the building have recently been replaced and a heritage double glazing system introduced.

The proposed windows reflect the design/appearance and method of operation to ones that they are replacing. It is clear that the replacement casement windows have integral glazing bars, which is positive. It would be helpful to confirm if this is also the case for the sash window and door.

Overall, I am of the opinion that the design of the window and the use of the heritage double glazing is acceptable in this instance.

Conclusion

The proposal would preserve the significance of the listed building and would have no effect on that significance, including any contribution made by its setting. The proposal is therefore considered to accord with Policies HE4 and HE6 of the National Planning Policy Framework. You will also need to have regard to the duties contained within Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

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