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**From:** Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer  
**Sent:** 15 October 2025 17:06  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Hebe Smith <Hebe.Smith@arun.gov.uk>  
**Subject:** FP/135/25/PL

**FP/135/25/PL**

The Fox Inn Waterloo Road Felpham PO22 7EH

*Change of use of first floor to provide 5 No. guest bedrooms with ensuites for short term stays, replacement timber pergola and replacement first floor windows*

The Fox Inn has been identified as a Locally Listed Building or Structure of Character, and is therefore recognised as a non-designated heritage asset. It is a two-storey detached building that

fronts directly onto the pavement. The principal and northern elevations are constructed of flint with brick detailing, while the remaining elevations are of brick. The southern elevation features Flemish bond brickwork, which contributes positively to the building's character and appearance.

The public house has notable historical associations, including a connection with William Blake. It was reportedly rebuilt following a fire in 1946. These historical links, combined with its architectural detailing and materials, contribute to its architectural and historic significance.

The Fox Inn is located within the Felpham Conservation Area, a compact historic core centred on the original village. The area developed gradually until the early 20th century, after which growth accelerated. The conservation area is characterised by an informal street layout with unfolding views and a strong sense of enclosure, created by buildings positioned close to the carriageway. Built form and boundary treatments, particularly flint walls, contribute significantly to the streetscape, especially around St Mary's Church and Vicarage Lane.

A key view has been identified looking north along Vicarage Lane towards the junctions with Blakes Road and Waterloo Road. This view encompasses narrow roads, varied built form, and includes the prominent front and side elevations of The Fox Inn, which occupies a corner position. The flint walling in this area further enhances the visual and historic character of the conservation area.

Traditional materials such as flint, tile, and render are prevalent throughout the conservation area, with flint being the most dominant. It is used extensively in buildings, outbuildings, and boundary treatments, and several fine examples of flintwork contribute to the area's special interest.

## **The Proposal**

The proposal is for the change of use of the first floor to provide 5 guest bedrooms with ensembles for short term stays, replacement timber pergola and replacement first floor windows.

The change of use to guest rooms with ensembles is one that is associated with a public house and one that would enable the first floor accommodation to be efficiently used. It would not harm the character or appearance of the conservation area.

The replacement pergola is located to the rear of the public house and would reflect one of a similar design already present. It is therefore acceptable.

The existing metal windows are considered to be important architectural features of the building and contribute to its historic character. It is therefore recommended that a condition survey be submitted as part of the application to assess their current state. The preferred approach should be repair rather than replacement, with secondary glazing considered as a means of improving thermal efficiency without compromising the building's significance.

On the street-facing elevation, should replacement of the first-floor windows be necessary, the new glazing must replicate the existing pattern. For example, the top-hung quarterlights should incorporate a central vertical glazing bar, and the full-depth side-hung casements should be replaced in the same configuration to maintain the building's architectural integrity.

The bow window on the front elevation is a particularly fine and distinctive feature. Its curved fenestration complements the curve of the cornice, and any attempt to introduce straight sections of window framing would appear clumsy and inappropriate. Unless the replacement windows can precisely replicate the existing curved design, there is a strong case for retaining the original windows to preserve the character and appearance of the building.

## Conclusion

Overall, I am of the opinion that the proposed change of use and the replacement pergola will have a neutral impact upon both the building and the conservation area. However, there are strong concerns regarding the replacement of the windows and the current designs/units proposed. 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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