

Breezie Allwright

From: Hebe Smith
Sent: 29 October 2025 14:58
To: Planning.Responses
Subject: FW: FP/135/25/PL - The Fox Inn, Waterloo Road
Attachments: Outlook-y4cm0oli; 25028-02A.pdf; The Fox - Revised window details.pdf; Action Sheet v6 FP-135.docx

Hello,

Please can these substitute plans be uploaded to FP/135/25/PL, and could Martyn also be reconsulted.

Thanks very much!

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: [REDACTED]
E: [REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to [Planning application finder \(arun.gov.uk\)](http://www.arun.gov.uk/planning-application-finder).



Our priorities...

| | | | | |
|--|---|---|--|--|
|  <p>Improving the wellbeing of Arun</p> |  <p>Delivering the right homes in the right places</p> |  <p>Supporting our environment to support us</p> |  <p>Fulfilling Arun's economic potential</p> |   |
|--|---|---|--|--|

From: Tom Wild <[REDACTED]>
Sent: 29 October 2025 14:35
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: FP/135/25/PL - The Fox Inn, Waterloo Road

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Hebe,

Thank you for your email and comments from the Conservation Officer.

We have reviewed these with our clients and, while we acknowledge the input from the Conservation Officer, we do not agree with certain points raised. In response, we have provided a commentary (in red), which addresses the criteria outlined in the SPD 'Buildings or Structures of Character (2005)'. Additionally we have proposed amendments to the scheme to help resolve the concerns identified.

1) Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.

Not relevant to the building (as identified by Arun DC).

2) Buildings which are extremely good examples of traditional or established style, or unusual type.

The building has distinct features which are reflective of the character of the Conservation Area, however historically the building (The Fox PH) did not have metal windows. These were later introduced after being rebuilt following the fire in 1946. The proposed replacement windows maintain narrow profiles and mimic the existing material and colour seen today, therefore they will continue to provide a positive contribution to the street scene. We acknowledge the front bay window has a particular distinct character and therefore are proposing this is retained, repaired and upgraded with secondary glazing (details to be reserved by condition).

3) In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.

The building/Public House has a historical association with William Blake - the replacement windows do not detract from this historical association.

4) All buildings must be largely intact and not adversely affected by later extensions or alterations.

The building has been extensively extended and altered over the last decade (2023 toilets, 2022 rear extension, 2014 commercial kitchen). These alterations are visible from inside the Conservation Area and have greater impact on the visual setting and townscape.

5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Noting the extensive extension and alterations, the building will continue to provide a positive contribution to the street scene. The form of the building is not being altered, and heritage window style proposed is sensitive to the context of the Conservation Area as they maintain narrow profiles and mimic the existing material and colour. Retaining the front bay window ensures this continues to provide a positive contribution to the street scene.

Noting the above, we have prepared a revised drawing with the following amendments:

- Retain the existing curved bay window to the front elevation. This maintains the distinctive feature of the building to preserve its character and contribution to the street scene.
- Transom and glazing bars in the rear elevation have been updated to replicate and maintain the existing pattern and arrangement.
- A vertical glazing bar has been added to the top hung quarter lights in the front elevation to replicate and maintain the existing pattern and arrangement.

The replacement windows are integral to the change of use application and the thermal benefits of double glazing provides longevity to the building. There are limited other means to improve energy efficiency without harming the fabric or appearance of the building which would otherwise have greater impact on the historical association or contribution on the street scene in the Conservation Area. Therefore, tilted balance should consider the inclusion of replacement windows which will minimise impact but significantly contribute towards energy efficiency measures. In addition to this, there is strong support for the change of use, particularly from the Economic Development Officer in light of their recent visitor strategy study, therefore we believe the benefits of this application, in addition to retaining the front facing bay window, outweigh the loss of 20th century windows on a non-designated asset.

If you have any questions, please let me know. Otherwise, please can you proceed with issuing a decision based on the submitted revised drawings.

Kind Regards

Tom Wild
Architect

 Helyer Davies Architects

1 The Old Flour Mill . Emsworth . PO10 7BT . 
www.hdarchitects.co.uk