

From: Nicola Spencer on behalf of Planning.Responses
Sent: 12 December 2025 17:39
To: Planning Scanning
Subject: FW: FP/177/25/L

PL-Consultation- Conservation Officer response
Nicola Spencer
Technical Support Manager
Planning Services

T: 01903 737945
E: nicola.spencer@arun.gov.uk

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

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 12 December 2025 17:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: FP/177/25/L

FP/177/25/L

17 Limmer Lane Felpham PO22 7ET

Replacement of 10 windows with like replacements (This application may affect the character and appearance of the Felpham Conservation Area).

No 17 Limmer Lane and the walls facing the road are a Grade II Listed Building. The house is thought to date to the late C18, with subsequent alterations. It is a 2 storeyed house at right-angles to road, and clearly visible from it. Stucco elevations with brick modillion eaves cornice, and a hipped tiled roof with 3 chimneys.

The southern elevation faces on to the road and consists of sliding sash timber windows including a 2-storey 3-light bay, all with sashes. There is a central round-headed doorway with tripartite fan. 3-panel door.

The western elevation has 4 sash windows on the first floor all with vertical glazing bars, whilst on the ground floor is a multipaned sash window and what looks to be a modern porch with multipaned glazing.

Attractive coursed flint walls are present either side of the road facing (southern) elevation. This includes gates and pillars with flint and brick detailing. Further, there is also an attractive building to the rear of the site (within the curtilage of the listed building).

The building is clearly visible in from the road, in the context of the neighbouring buildings. It is considered to derive its significance from its architectural interest.

Felpham Village Conservation Area

Felpham Conservation Area is a compact historic area, developed at the core of the village. The village developed slowly until the early 20th century where development grew exponentially. The area contains an informal street layout with unfolding views, with the majority of properties being located close to the carriage way which creates a sense of enclosure.

Whilst there are a number of traditional materials within the conservation area, the most prevalent is flint. This appears in properties, out buildings and boundary treatment, and some fine examples of flintwork exist within the conservation area.

The Proposal

The application seeks to replace windows to the front elevation and one to the side.

Windows contribute significantly to a building’s historic character, reflecting architectural taste, social hierarchy, technical advances, and even historic taxation. They are integral to the architectural composition and help define the building’s significance.

During my visits to the house, I noted that the existing windows have been repaired multiple times and now contain a substantial amount of modern material, including replacement glass. They are also in need of further work or replacement.

While improving thermal efficiency is understandable, double glazing in listed buildings requires careful consideration. Historic England advises that where windows are modern and lack historic glazing, or where inappropriate modern windows are being replaced, heritage-style slimline double glazing may be acceptable. Units must be of reduced thickness (typically 12–14mm) and designed to minimise visual impact. An assessment of the proposal's effect on the building’s significance is essential.

The proposal specifies timber windows with 12mm/14mm slimline double-glazed units. However, it is unclear which thickness is intended. Furthermore, while the application states that glazing bars will be integral, the drawings suggest applied bars with spacer bars behind larger panes. If this interpretation is correct, the design would not be acceptable. Clarification is required.

Conclusion

Slimline heritage double glazing may be acceptable in principle, but further details on glazing thickness and glazing bar construction are needed before the impact on significance can be fully assessed.

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717
E: Martyn.white@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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