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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 15 October 2025 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: F/24/25/L

F/24/25/L

Atherington House Ford Lane Ford BN18 0DE

Listed building consent for alterations and extensions including the replacement of glasshouse joinery.

Atherington House is a Grade II listed building of 18th-century construction with origins in the 17th century. Located to the south of Ford Lane, it is a substantial L-shaped house that has been subdivided into four separate dwellings.

While the interior may retain elements from the 17th century, the exterior is predominantly 18th-century. The building is two storeys with an attic, featuring modern dormer windows. Its elevations are constructed of red brick with grey headers, interspersed with panels of squared knapped flint and defined by a brick stringcourse. The roof is hipped and tiled, with an eaves cornice supported by heavy brackets.

The west and north elevations each contain four sash windows, and a porch is located in the internal angle of the L-shape. The building's significance is derived from its architectural and historic interest, particularly its materials, form, and evolution over time.

The setting of the listed building comprises of its garden, Ford Lane onto which it faces on its north elevation and land to its western side. The garden is enclosed with tall trees and mature vegetation.

The proposal

The proposal is for what is described as alterations and extensions including the replacement of glasshouse joinery.

The building incorporates both historic and modern elements. The older section retains architectural interest and contributes positively to the building's overall significance. In contrast, the later additions—constructed in a modern style—detract from its appearance.

Taken as a whole, the property has undergone substantial change. A review of the available information, alongside a site visit, confirms that several alterations have already been made, some of which are unsympathetic to the building's character. These include the UPVC conservatory, aluminium windows, the absence of a formal entrance, and various extensions.

There is a clear opportunity to enhance and better reveal the significance of the listed building. The proposals aim to remove these incongruous additions and replace them with elements that are more in keeping with the character and materials of the original structure.

The replacement of the poor-quality conservatory with a new extension that better reflects the listed building is a positive intervention. It will enhance the building's appearance and better integrate with its historic character. Likewise, the proposed first floor extension would appear, on balance to be acceptable. It is small in scale and clearly reads as an addition to the building. The success will depend upon the materials used and the quality of the finish.

The internal elements look to be acceptable and would be reversible at some point in the future. Whilst I realise that the drainage for the new bathroom must be installed with sufficient fall to function effectively, it should be done without impacting historic fabric or the room below, particularly avoiding disruption to ceilings or finishes. A discreet and sensitive approach is essential.

The replacement of the flat roof with a pitched roof for the garage, is also positive, as long as the eaves details are appropriate for the listed building. Further detail could be provided particularly in relation to eaves detailing and materials.

The creation of a formal entrance and hallway is a positive intervention. The proposed approach, particularly in terms of scale and location, establishes both an entrance and a space that is

appropriate to the property and is likely to have a clear and beneficial impact on its overall appearance and legibility.

Where new openings are required, we are informed that they will be sensitively formed from existing full-height windows or adjusted openings with low cill levels. This is key as the creation of the formal access to the house will require alterations to the exterior in a part which is of interest. This has attractive panels of flint which contribute towards the elevation. However, it is positive to note that the flintwork will be carefully retained and reused in nearby infill walling.

I also note from reviewing the proposal that the intention is to replace the existing poor quality aluminium windows with timber sliding sash windows. The replacement of these poor-quality aluminium windows with timber sliding sash windows is a significant improvement. These will match the design and profile of previously approved windows that have already had a positive impact on the building's appearance.

Whilst details of the replacement sash windows have been provided, I am unable to locate any detailed drawings of the other windows and doors, or the door surround for the formal access. It is assumed that the slimmer glazing will also be used in these, which is acceptable. Such information should be provided in order to ensure that it is appropriate for the sensitive context and to ensure that the proposals will have the intended positive impact.

The replacement of the garden glasshouse joinery will ensure that the structure is not only safe but remains an attractive feature within the garden. This is also acceptable.

Required Conditions

Windows and Doors

Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy HER SP1 HER DM2 of the Arun Local Plan

Conclusion

The application is considered to not cause harm to the significance of the heritage asset. 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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