

From: Daun Johnson on behalf of Planning.Responses
Sent: 16 June 2026 08:33
To: Planning Scanning
Subject: FW: LU/132/26/L

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 15 June 2026 15:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: LU/132/26/L

LU/132/26/L

Address: Mewsbrook House 59 East Street Littlehampton BN17 6AU

Proposal: Listed building consent for replacement on non-compliant PVCU windows with Period Correct Timber Sash Windows.

The heritage assets

The following heritage assets are of relevance to this application:

- Mewsbrook House
- Littlehampton: East Street Conservation Area

Mewsbrook House

Mewsbrook House is a Grade II listed building which is thought to be an C18 building disguised in later external envelope. It is stucco, 2 storey and tall hipped mansard roof. Street front 2 windows, main (side) front 3 windows. Triple sash windows, although those on the first floor are half height.

Horizontal channelling ground floor. Band over, supporting pilasters of 1st floor and coupled pilasters framing slight centre recess of main front. Small brackets below 1st floor sills and moulded panels below. Band above 1st floor and paired eaves brackets Glazing bars to dormers. The building has been extended but it is considered to derive its significance from its architectural, historical and communal interest.

This Listed Building makes a positive contribution to the character and appearance of the conservation area where its pale coloured stuccoed facades contrast pleasantly with nearby flint buildings and walls. There have been some unfortunate and disappointing changes to the windows within the building. The building is experienced from a number of view-points.

The building derives its significance form its architectural, historical and communal interest.

Littlehampton: East Street Conservation Area.

The special character and appearance of the conservation area largely derives from the great variety in age (although the majority of the buildings are Victorian and Edwardian), style, form and function of the buildings within the area. Large formal buildings, such as Roland House and Winterton Lodge and the Manor House, contrast in scale and style with nearby domestic buildings often constructed in vernacular style using local materials.

The principal materials used within the conservation area are mainly stucco, brick and flint. The consistent use of flint as a building material throughout the area however provides a strong unifying feature to the street frontages and provides a strong sense of place. This is expanded further by the presence of a significant amount of flint walling, often encompassing the historic buildings and providing a degree Of enclosure. The presence Of mature foliage helps to enhance and special character and appearance of the conservation area.

Comments:

Windows are an important part of a building's history and can be invaluable to our understanding of historic properties. They can illustrate not only changing architectural taste but also aspects of social hierarchy, building economics, and technical advances. They also reflect wider social history, for example through the taxation of windows and building materials. Above all, windows are a key part of the architectural composition of a building and contribute significantly to its character.

The proposal seeks the replacement of non-compliant uPVC windows with what are described as period correct timber sash windows.

As identified in the Heritage Statement, the significance of the historic elements of the building is derived in part from the coherence and quality of its elevations, including the rhythm, proportion, and detailing of its original window openings.

The existing windows are modern replacements incorporating modern materials in the form of uPVC, which are harmful to the significance of the listed building. This harm arises from their materiality, method of operation, and proportions, including heavy framing, which are at odds with the building's historic character and have resulted in a noticeable erosion of the architectural quality of the façade.

The proposed scheme seeks to reverse this harm, and address the issue of the unauthorised works. Whilst it is regrettable that the works were undertaken without permission or appropriate regard for the building and its context, it is positive that the issue is being rectified now.

The reintroduction of timber vertical sliding sash windows will restore an appropriate, and important feature of the building. It is noted that the intention is that the design, proportions, and detailing will reflect the remaining windows on the building as well as those identified in a historic photograph.

The concept of replacing them with something more appropriate and in keeping with the listed building is therefore acceptable.

Whilst the desire for more thermally efficient windows is understood, the proposal for double glazing requires careful consideration as it is not always appropriate for a listed building. Historic England guidance indicates that if windows are modern and do not contain any historic glazing, or would replace inappropriate later insertions, there is potential to consider the use of double glazed units in a listed building. However, such units should be of a heritage style and not those of standard dimensions.

The presence of inappropriate materials and window design in this listed building offers an opportunity to support the use of heritage double glazing, in accordance with the above guidance. In this instance, the use of slimline double glazing will allow for the maintenance of the slender profiles necessary, whilst also respecting modern environmental performance.

Conclusion

Whilst it is disappointing that inappropriate windows were installed without consent, it is also positive that the applicant is now proposing to replace them with ones of a traditional, design, materials and method of operation. The use of the heritage glazing is acceptable in this instance and is also of an acceptable design. Therefore, I am of the opinion that the proposal will have a positive impact in this context. As a result, the application is considered to not cause harm to the significance of the heritage assets. 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 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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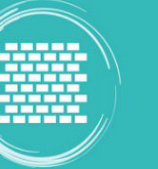
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