

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 21 September 2026 16:57

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Susan Haley <Susan.Haley@arun.gov.uk>

Subject: P/118/26/L

Reference: P/118/26/L

Little Welbourne Church Lane Pagham PO21 4NX

Listed building consent for the replacement of double glazed aluminium / timber windows and doors with double glazed painted timber casement, sprung sash windows and matching French doors.

Heritage Asset

Little Welbourne is a Grade II listed Building which has been constructed with two parallel ranges. The front range is thought to be 1700's with a stone dated 1709, whilst the back range was constructed in the C19. The building is two storeys and faced with stone-rubble on the front range and brick on the rear, all of which is now white-washed. Thatched roof to the front range and plain clay tile to the rear. Sadly the windows were replaced at some point with those of modern, inappropriate construction (thought to be prior to listing status). It is considered to derive its significance from its architectural and historical interest.

The garage of Little Welborne (to the west of the house) is separately listed at Grade II. It is identified as being an C18 outbuilding of stone rubble with hipped thatched roof. Built into the back wall are some remains of the medieval chapel of St Andrew. C11 chancel arch, blocked in the C16, two small windows and one doorway, all blocked. It is considered to derive its significance from its architectural and historical interest.

Comments:

The proposal involves the replacement of existing aluminium/uPVC windows with double-glazed timber windows and doors, comprising painted timber casements, vertically-sliding sash windows, and matching French doors.

Windows are a vital component of a building's historic fabric. They contribute not only to architectural character but also provide insight into changing design preferences, social hierarchy, building economics, and technical developments. Their form and materials can reflect broader historical narratives, including taxation and material availability. Above all, windows are integral to the architectural composition and visual coherence of historic buildings.

While the desire for improved thermal efficiency is understandable, the introduction of double glazing in listed buildings requires careful consideration. Historic England guidance advises that where windows are modern and do not contain historic glazing, or where they replace inappropriate modern units, there may be scope to introduce double-glazed units. However, such units must be of a true heritage specification and their impact on the significance of the building must be carefully assessed.

In this instance, the existing windows are modern inappropriate replacements, which detract from the special interest of the listed building. Their replacement with more appropriate timber-framed units of heritage design is therefore supported in principle. The presence of inappropriate materials/window design in this listed building also offers the opportunity to accept the use of the heritage double glazing – based on the aforementioned guidance.

The submitted joinery details indicate that the glazing bars will form part of the structural composition of the windows rather than being applied to the surface of the glass, helping to achieve a more authentic historic appearance. Furthermore, the slim-profile heritage double-glazed units appear capable of being accommodated within traditionally proportioned timber sections without resulting in excessively bulky frames or glazing bars.

Overall, I am of the opinion that the design of the window and the use of the heritage double glazing is acceptable in this instance

Conclusion

The existing windows and doors comprise modern aluminium and uPVC replacements. Their replacement with appropriately detailed painted timber joinery is considered acceptable in principle and would better reflect the character and appearance of the listed building. Consequently, I am satisfied that the proposal would preserve the significance of the listed building and I raise no objection on heritage grounds.

It is therefore considered to accord with Policies HE4 and HE6 of the National Planning Policy Framework. You will also need to have regard to the duties contained within Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

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

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www.arun.gov.uk



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