

From: Daun Johnson on behalf of Planning.Responses
Sent: 17 June 2026 09:32
To: Planning Scanning
Subject: FW: P/55/26/L

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 16 June 2026 17:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: P/55/26/L

P/55/26/L

Address: Little Welbourne Church Lane Pagham PO21 4NX

Proposal: Listed building consent for the replacement of double glazed aluminum/ 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 uPVC windows with double-glazed timber windows and doors, comprising painted timber casements, vertically-sliding sprung 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 UPVC 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.

However, the proposed scheme does not adequately follow the above guidance. The submitted windows appear to incorporate standard or relatively thick double-glazed units, rather than slimline heritage units. Such construction lacks the subtlety of traditional glazing profiles and results in visibly heavier sections. This not only reinforces the appearance of modern joinery but also alters the proportions and detailing of the window design.

Traditionally, glazing bars form an integral part of the window structure rather than being applied. Whilst it is positive that integral glazing bars are proposed, they appear overly robust, resulting in a heavier visual appearance than would be characteristic of historic examples. Based on the submitted details, the glazing bars etc. appear noticeably thicker than traditional profiles. It is also unclear why timber beading is proposed in place of traditional putty glazing, which would typically provide a finer and more authentic finish.

However, it is considered that a more appropriate solution could be achieved through revisions to the detailed design.

Conclusion

This type of double glazed unit and window design is therefore not appropriate for a listed building and is considered to cause harm. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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