

From: Elaine Walby on behalf of Planning.Responses
Sent: 13 February 2026 14:43
To: Planning Scanning
Subject: FW: R/1/26/L

PL- Consultation- Conservation Officer response

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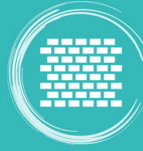
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 13 February 2026 12:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: R/1/26/L

R/1/26/L

Land to the north of Rustington Convalescent Home Sea Road Rustington BN16 2LZ

Listed building consent for the demolition and reconstruction of the western elevation of the laundry building.

A map-based assessment has identified two heritage assets of relevance to this proposal: the convalescent home and the laundry building. the nature of this application proposal means that I will only focus on the laundry building itself.

The ancillary building at Rustington Convalescent Home on Sea Road, listed at Grade II, was built in 1897 by F. Wheeler in a neo-Caroline style. It is constructed in brown brick with contrasting red brick dressings and finished with a wooden eaves cornice. The building has a parallel-ridge slate roof, and on the south side a central gable pediment contains a thermal window positioned above a slight central projection. An octagonal ogee-domed cupola rises from the central roof valley, forming a distinctive feature of the roofline.

The building is two storeys high and arranged across seven bays, with the central bay projecting slightly forward and being wider than the others; this central projection includes coupled windows set within a single opening. The windows throughout are sashes, with glazing bars in the upper blade. On the first floor, the windows have slight segmental heads, while those at ground level sit beneath rubbed-brick arches with prominent rubbed-brick keystones.

To the left, there is a two-storey, single-bay extension with a parapetted roof topped by decorative globes. The fenestration across the building is irregular, adding to the varied character of the façade. At the rear, a brick chimney is finished with an upper stone-moulded cornice above a series of blank brick arched panels, providing additional decorative detail.

The Proposal

The proposal is for the demolition and reconstruction of the western elevation of the laundry building. Whilst the proposal is significant it is required as a result of an ongoing lack of maintenance on the building and current and recent poor weather. I should point out that whilst it is disappointing that such a large area will need to be re-built, it is appositive that the applicant intends to replicate the existing building and detailing as part of the rebuilding works, whilst also re-using many existing materials where possible. I have been on site and met with the applicant's heritage and structural advisors and based on the circumstances am happy with the scheme as proposed.

I note that reference is made to a recent discharge of condition application when discussing potential replacement windows. However, as far as I am able to determine, the windows associated with that submission, appear to be of modern materials and construction and are therefore not appropriate for this building. Any new windows or doors should be of a design and material that is appropriate to its historic character. Further details should be secured by means of a suitably worded condition.

I should also point out that this application relates only to the western element of the building. Any works to the remainder of the building, such as the replacement of wall ties in other sections, would require separate consent.

Conclusion

On balance, and in light of the specific circumstances and the proposed reinstatement, I am of the opinion that the works would have a neutral impact. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, together with the comments set out above. In reaching a decision, you will also need to have special regard to the statutory duties under section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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