



From: Elaine Walby on behalf of Planning.Responses
Sent: 20 April 2026 11:47
To: Planning Scanning
Subject: FW: R/40/26/PL

PL- Consultation- Conservation Officer response

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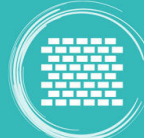
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 17 April 2026 16:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: R/40/26/PL

R/40/26/PL

Address: Mulberry Lodge and Rowan House Cudlow Gardens Sea Lane Rustinton BN16 2RN

The Proposal: Replacement of roof tiles and associated fittings to existing pitched roofs

The Heritage Assets:

A map-based assessment has identified that there is a listed building to the north of Flint House. This is an early C19 two storeys building with stuccoed elevations, eaves bracket cornice and a pitched slate roof. The west front has a doorway with engaged columns, pediment, semi-circular fanlight and door of six fielded panels. There are also two curved bays of two windows each on ground floor. On the southern elevation is another doorway flanked by narrow lights with a large semi-circular fanlight and a flat hood over. Above that is a Bull's-eye window on first floor. The windows are timber sliding sash windows with no glazing bars present.

The building is considered to derive its significance from its architectural interest.

The listed building is viewed and appreciated/experienced from the surrounding roads, and this includes the modern flatted development of Cudlow Gardens, and the application site.

Comments:

Mulberry Lodge and Rowan House are modern twentieth century buildings which form part of a larger development which extend very close to the listed building. There are opportunities to view both the modern development and these specific buildings in the context of the listed building.

The application identifies that the replacement tiles will be similar to the existing ones and a search online would appear to confirm that similar tiles are available. As a result, I am of the opinion that the impact on the setting of the listed building should be neutral.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. 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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