

DECISION NOTICE

Application Ref: R/73/26/L

1 To Addressee

Iceni Projects
Da Vinci House
44 Saffron Hill
EC1N 8FH

2 Site Address

Rustington Convalescent Home
Sea Road
Rustington
BN16 2LZ

3 Description of Development

Listed building consent for the conversion of the Laundry building to provide 5 No. apartments, conversion of the Dairy and Carpenters House to 2 No. residential dwellings and relocation of existing entrance pier.

4 In pursuance of their powers under this Act and the Regulations the Council **GRANT** Listed Building Consent, Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one months notice of their intention to carry out the work to Historic England, London and South East Regional Office, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA [Email: londonseast@HistoricEngland.org.uk](mailto:londonseast@HistoricEngland.org.uk)

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan
- Block Plan

- 2501-P101-P1 - Carpenters Existing, Alterations, Repairs and Proposed Plans
- 2501-P102-P1 - Carpenters Existing, Alterations, Repairs and Proposed Elevations
- 2501-P201-P1 - Dairy Existing, Alterations, Repairs and Proposed Plans
- 2501-P202-P1 - Dairy Existing, Alterations, Repairs and Proposed Elevations
- 2501-P301-P1 - Laundry Existing, Alterations, Repairs and Proposed Plans
- 2501-P302-P1 - Laundry Existing, Alterations, Repairs and Proposed Plans
- 2501-P303-P1 - Laundry Existing, Alterations, Repairs and Proposed Elevations
- 2501-P304-P1 - Laundry Existing, Alterations, Repairs and Proposed Elevations & Sections
- 031/100 - Relocation of Existing Brick Feature Pier
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Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D SP1.

- 3 Prior to replacement of work to the leadwork, details of the leadwork repairs and replacements including whether they are to be repaired, replaced on a like-for-like basis, or substituted with an alternative material shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: Reasons: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 Prior to replacement of the roof tiles covering the Dairy Building, details and samples of the replacement roofing slates shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 5 Prior to replacement, full details of all new rainwater goods, including hoppers and downpipes shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 6 Prior to the infilling of the doorway to the eastern elevation of Carpenters House, details should be submitted and approved in writing to the Local Planning Authority demonstrating the materials that will be used. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 7 Prior to their insertion, full details of all new joinery, including doors, architraves, skirtings, and mouldings, shall be submitted and approved in writing by the Local Planning Authority. This must include detailed drawings and specifications for all replacement doors and architraves, including elevations, profiles, materials, and finishes. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 8 Prior to commencement of works to the internal wall lining, full details of the proposed internal wall lining/ new internal leaf construction including materials shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 9 The materials and finishes of the proposed dormer shall match in colour and texture those of the existing dormer to northern elevation of Carpenter House.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 10 Prior to works to the wall ties, a method statement should be submitted and approved in writing by the Local Planning Authority justifying the location of the wall ties (the Local Planning Authority preference is for this is to be in the mortar joints not the brick) and the actual extent of the defective wall ties, together with confirmation of the hole diameter, the total number of proposed fixings and evidence demonstrating that the extent of intervention has been minimised such as how resulting drill holes will be satisfactorily concealed.

Reasons: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 11 Prior to construction of the extension to Carpenters House, a schedule of materials and finishes to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 12 Prior to completion of works to the entrance pier, a statement shall be submitted and approved in writing by the Local Planning Authority with details of the cleaning methodology proposed for the retained entrance pier. The approved details shall be used in the cleaning of the pier.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 13 Prior to construction of all new or rebuilt brickwork, a sample panel of all new and rebuilt brickwork and of the repointing (including the mortar mix, finish, colour and joint profile) shall be submitted and approved in writing by the Local Planning Authority and the sample panel so approved by the Local Planning Authority shall be used throughout the development.

Reasons: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 14 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

INFORMATIVE: Where rebuilding of wall sections is required, this would result in the loss and disturbance of historic fabric. It is assumed that salvaged bricks from the existing structure will be reused wherever possible.



Neil Crowther
Group Head of Planning

Case Officer: Amber Willard

Decision Issued: **9th July 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or to grant consent subject to conditions, he may appeal to the Secretary of State in accordance with section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice.

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTES

If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).