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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 18 February 2026 16:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: R/8/26/PL

R/8/26/PL

Lamb Inn 73 The Street Rustington BN16 3NU

Change of external colour scheme; the fascias, barge boards, gutters and entrance door and surround are proposed to be repainted in black, windows will be finished in white and existing render to be repainted Heritage Indian White

A map-based assessment has identified that the public house is a Locally Listed Building or Structure of Character. It is also located within the Rustington Conservation Area.

The public house is a large, predominantly two storey building. It has a variety of building materials for the elevations including rough cast render, brick and decorative wall hung tiles.

There is a pitched, clay tiled roof with 4 gables which face onto the road with decorative eaves board. There is a modern single storey extension to the eastern side of the building, which is also visible from The Street.

The windows on the front elevation appear to be a mixture of timber casement and sliding sash which make a positive contribution to the appearance and significance of the asset. Of note is a first-floor oriel bay window. The building is located at a prominent corner and contributes to the established character of the conservation area. It is considered to derive its significance from its architectural and communal interest.

The Rustington Conservation Area covers the western end of The Street and contains the historic core of the village. The village developed as a small agricultural community, and it remained like this until the end of the 19th Century when some development took place. The most intense period of development has been since the end of the First World War with the result being that the original part of the village centre is now surrounded by C.20 development.

This area contains the main concentration of listed buildings in the village, including the Church of St. Peter and St Paul, which is located to the east of the site and dates which back to the 12th Century. The Manor House (Grade II) is located opposite the application site and is a C17 or earlier timber-framed building, which has been refaced with flints with red brick dressings and quoins (restored and modernised) It has a hipped tiled roof, modern latticed casement windows and modern gabled porch.

Mature trees on the verges on both sides of the road provide an attractive feature, as do existing flint walls.

The Proposal

The proposal is for a change of external colour scheme to the building. This consists of painting the fascias, barge boards, gutters and entrance door and surround in black, whilst the windows will be finished in white and existing render to be repainted Heritage Indian White.

The colours proposed are acceptable for both the building and the conservation area and are therefore considered to be acceptable.

I note that there is a separate application for the revised advertisements, which includes visuals depicting alternative colours on the building's exterior. My understanding is that these colours do not form part of the proposals for approval as part of that application.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. 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 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Principal Conservation Officer, Planning

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