[redacted]

[redacted]

[redacted]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to https://www1.arun.gov.uk/planning-application-finder

From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 14 September 2026 17:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Susan Haley <Susan.Haley@arun.gov.uk>
Subject: R/96/26/HH

R/96/26/HH

Address: The Lodge Worthing Road Rustington BN16 3PS

Proposal: Replacement of 6x existing windows within the main dwelling with timber framed, double glazed, leaded light effect windows and replacement of 2xwindows and 1xdoor in 1980s rear extension with slimline, leaded light effect, heritage aluminium windows and door

Heritage Assets:
The principal listed building is a substantial late nineteenth-century Gothic Revival house designed by J. L. Pearson. It is constructed of yellow brick with stone dressings beneath a clay-tiled roof and is characterised by its stepped gables, projecting bays, stone mullioned and transomed windows and picturesque composition.

The application relates to a smaller ancillary building within the historic group. This is a modest yet attractive Arts and Crafts style building with a picturesque appearance, incorporating projecting gables, a clay-tiled roof, substantial chimney stacks and traditional leaded-light windows. It is constructed of red brick at ground-floor level with tile-hung upper elevations.

The traditional leaded-light windows, with their slender metal casements set within projecting timber frames, make an important contribution to the character, appearance and significance of the building. The building derives significance from its traditional materials, craftsmanship and contribution to the wider historic group.

Comments:

The existing windows within the original part of the building are traditional leaded-light windows with slender metal casements set within timber frames. As such, they make a positive contribution to the character and significance of the listed building.

Historic England advises that traditional windows are often an important part of a listed building's significance and that their alteration or replacement can have a profound effect on its character and appearance. From a previous site visit, and references within the submitted drawings, it is clear that the windows are in a poor state of repair. However, no condition survey or other supporting information has been submitted to demonstrate that the windows are beyond repair or that replacement is the only viable option.

Furthermore, whilst replacement may be acceptable where repair is not possible, the proposed windows would fail to preserve the appearance and character of the existing windows. The incorporation of slim double-glazed units and applied leadwork necessitates altered frame profiles, resulting in a noticeably heavier and less refined appearance than the traditional single-glazed leaded lights. Applied leadwork does not replicate the depth, texture or craftsmanship of true leaded lights and would erode the historic character of the windows. As such, the proposal would result in harm to the significance of the listed building. Consideration should therefore be given to repair, or replacement on a like-for-like basis, potentially combined with sensitively installed secondary glazing.

The proposed aluminium windows within the later extension are acceptable in principle as they would not affect historic fabric. However, it is unclear why the proposed designs have been chosen. For example, Window 07 could be redesigned to better reflect the character of the building, whilst the proposed door would benefit from a simpler design with less, or no, applied lead detailing.

Overall, the proposal would result in harm to the significance of the listed building and cannot be supported.

Conclusion
The proposal would result in harm to the significance of the listed building. Insufficient information has been submitted to demonstrate that the existing windows are beyond repair or that the proposed replacement windows would preserve the character and appearance of the building. As such, the proposal conflicts with Policy HE4 of the National Planning Policy Framework, which requires heritage assets to be conserved in a manner appropriate to their significance and requires harm to be avoided or minimised wherever possible.

The proposal also conflicts with Policy HE6 of the National Planning Policy Framework. In accordance with Policy HE6, any harm to a designated heritage asset is a matter of considerable importance and weight. The extent to which any public benefits justify the identified harm is a matter for the decision-maker.

Regard should also be had to the duties contained within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717

E: Martyn.white@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk