

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	AB/100/11/L
Address	Newburgh House, Arundel
Description	New opening in wall between kitchen and living room.
Case Officer	Peter Cleveland
Site Visit	

Objection

Whilst new internal openings in listed buildings can be acceptable, under PPS5 (2010), harm to a heritage asset may not be appropriate where excessive levels of historic fabric are being removed and where justification for that loss is not convincing.

This scheme is made more difficult by the proposal to remove a large section of former external wall. Whilst it is now viewed internally, a principal wall is always going to be integral to the original structure and an understanding of the building's earlier form and character.

There are two areas of guidance from English Heritage which are particularly relevant here:

Para. 179. 'The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion...'

Para.182. The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases ... and other features are likely to form part of its significance. Indeed they may be its most significant feature. Proposals to remove or modify internal arrangements, including the insertion of new openings or extension underground, will be subject to the same considerations of impact on significance (particularly architectural interest) as for externally visible alterations.

In this instance, a large amount of historic wall is being lost and the living room opened up into the kitchen. This is not sympathetic to the nature of an historic building, particularly a domestic one, or the function of these rooms; nor is it justified. Where harm is being caused in these instances, the main consideration must be justification. Policy HE9.1 of PPS 5 stipulates that:

'There should be a presumption in favour of the conservation of designated

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heritage assets... . Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.'

On this basis and for the reasons above the scheme cannot be supported.

Ian Wightman
Historic Buildings Adviser

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