

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: AW/273/25/L

LOCATION: Aldwick Barn
Aldwick
Bognor Regis
West Sussex
PO21 3RN

PROPOSAL: Remedial works & refurbishment.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.

SITE CHARACTERISTICS

The Grade II Listed barn is located to the north-east of Aldwick Farmhouse and fronts onto the road. It is thought to be 18th century, has flint and brick elevations with a hipped, thatched roof, with an extension at rear. There are timber double doors to both the front and rear of the building.

'Aldwick Dairy' is located immediately behind the listed building and is at least curtilage listed. It is a U-shaped building which is a single storey building with dual pitched, hip ended roofs. It has a steel framed structure and concrete walls, whilst its rear wall abuts what appears to be an older boundary wall of brick and stone construction.

The dairy wraps around a central yard which is visible to the front of the site and in the context of the main listed barn. There is also a separate enclosed rear yard in the north-west corner of the site. The significance of the listed building is considered to derive from its architectural and historical interest.

CHARACTER OF LOCALITY

The site is within the Aldwick Road Area of Character. The distinguishing features of this Area of Special Character are the heavy, attractive and mature landscaping which helps to maintain a more semi-rural character, which is reminiscent of the historical agricultural origins of the locality.

Aldwick Farm and the barn together with other buildings in the vicinity, greatly contribute to this area, and are reminders of what the village was like many years ago. Whilst Aldwick Green introduces an expanse of attractive open space, where the mature trees and expanse of grass area help to maintain a more verdant, rural character. The Pound is an important open space at the northern entrance to the village centre. It has

historical links with the past and the stream that runs through it. The Duck Pond is set in secluded and attractive surroundings bounded by clusters of mature trees and grass.

Hedging and flint walls dominate as the boundary feature, and mature trees contribute to the special qualities of the area.

RELEVANT SITE HISTORY

AW/15/25/L	Listed building consent for the reinstatement of rear courtyard doorway.	ApproveConditionally 06-03-25
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Relevant planning history noted.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER - The proposal is for what is described as remedial works and refurbishment to the main listed barn building. This is as opposed to the curtilage listed barn building to the rear. The amount of works are comprehensive and cover both the exterior and the interior of the building. Whilst the works proposed would look to be acceptable, I do have a few questions or issues that require clarification before I can conclude my assessment, these being:

- What is meant by localised masonry wall repairs - Please define "localised repairs": is this limited to localised repointing or does it include structural crack-stitching and/or rebuilding? Also is it just the one small area identified on the plan - 002, or in a number of locations? If the later, where are they?
- How much localised timber repairs would take place - is it just the one small area identified on the plan - 001, or in a number of locations? If the later, where are they?
- Reference is made to the historic appearance of the thatch - further information is required here? Clarify what is meant by "historic appearance": is this referring to material or the ridge type/design etc.
- Localised removal of timber frame in anticipation of future connection to adjacent building - does this mean that this area would be open to the elements or is the agent/applicant happy that it would be sufficiently protected by the neighbouring curtilage listed structure?
- It is disappointing to note the reference in the detailed drawings that the intention is to "cloak existing rafters". This usually means covering or encasing the existing rafters with another material, which would mean that they would be hidden from view. Is this the only viable option open to the applicant in order to meet building regulations. Ideally, the rafters would be left exposed to help maintain the existing internal

character - with insulation placed between the rafters. Further, are other works also planned to the roof - note reference item 008 on the plans?

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. In light of the Conservation Officer's response, the applicant was invited to submit additional details pertaining to the masonry wall repairs, localised timber repairs, timber removal and rafters. The applicant has responded with amendments, which the Conservation Officer has been consulted on, confirming the proposed amendments are acceptable.

POLICY CONTEXT

Within an area with potentially high ground water.

Grade II Listed Building.

Area of Character.

Built Up Boundary Area.

Pagham Harbour Zone B.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 72(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The building is Grade II Listed. The application seeks remedial and refurbishment works including masonry repairs, timber frame repairs, thatched roof replacement, various works to the internal flooring and walls and fenestration. The key policy is HER DM1 of the Arun Local Plan which relates to listed buildings stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building and its setting.

Paragraph 207 of the NPPF requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted a Heritage Statement which describes the Listed Building. However, the Heritage Statement does not identify the significance of either asset. Whilst the Heritage Statement does not identify the significance of the Heritage Asset, the Local Planning Authority has taken the liberty to identify the significance of these heritage assets and the level of harm the proposal presents.

Paragraph 208 of the NPPF requires the Local Planning Authority to identify and assess the significance of the impact upon the heritage assets related to the application. The Grade II Listed barn is thought to have been built in the 18th Century. Its architectural and historical features are set out above.

Paragraph 210 of the NPPF requires account to be taken of the desirability to sustain and enhance the significance of heritage assets, thus making a positive contribution to the local area. The proposal would sustain the significance of the listed building; remedial works to the thatched roof, timber frames and masonry will contribute to the restoration of the building using matching, sympathetic materials. The Conservation Officer states that the significance of the listed building is considered to derive from it's architectural interest; the proposed works would sustain the existing massing, design and roof-form (albeit with a minor alteration to eyebrow in the southwest corner) sustaining the significance of the Listed Building and enhancing it's visual appearance in some respects.

Paragraph 212 requires great weight to be given to the asset's conservation. The proposed external and internal works will not result in harm to the Listed Building and the installation of limecrete floor, general remedial works and roof repairs will protect the fabric of the building by mitigating the impacts of damp, protecting the building from falling into disrepair.

The proposal, whilst making no significant visual alteration to the building, is to be constructed of appropriate materials and is sensitively designed. It includes internal alterations that are sympathetic to the buildings character and are not detrimental to the building's heritage, retaining key visual features that contribute to the significance of the listed building. It also includes measures to mitigate impacts of damp. With consideration of the conditions to be added to this application, it is concluded that the works would preserve the significance of the Listed Building.

Conditions have been attached to confirm the proposed materials to be used in the repairs and refurbishment are acceptable, in regard to the preservation of the special character of the building and visual quality.

The proposal is in accordance with key paragraphs 207, 208, 210 and 212 of the NPPF and Arun Local Plan policies HER SP1 and HER DM1.

SUMMARY

The proposal is in accordance with key paragraphs of the NPPF and relevant Development Plan policies. It is therefore, recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 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:

- Proposed Floor Plans 004.
- Proposed Roof Plan 005.
- Proposed Elevations 006.
- Proposed Details 007.
- Proposed Threshing Floor Plan 008.
- Proposed Internal Glazed Doors 009.
- Context Site Plan 010.
- Historic Context Plans 011.
- Location and Site Plans 012.

Reason: For the avoidance of doubt and in the interests of protecting the character and appearance of the Listed Building in accordance with Arun Local Plan policies HER DM1 and

HER SP1 and the NPPF.

- 3 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials outside of the scope of this consent, including any larger areas of repointing, must be with the written approval of the Local Planning Authority.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 4 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 5 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 character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.