

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

Application Number	BE/61/14/HH
Address	99 North Bersted, Bognor Regis
Description	Two storey extension.
Case Officer	Janice Chapman
Site Visit	

Objection

This building appears to be on the South Bersted Tithe Award Map, dated 1842. Unfortunately this map doesn't differentiate between the occupied and ancillary buildings, so it isn't possible to say what their functions were, but the apportionment calls all of 884 'Homestead' and 885 (the subject site) 'Croft behind house'.

On the basis that the date of the tithe map corresponds strongly with the 1840 date given for listing of 'historical interest', the authority should recognize the building as a 'non-designated heritage asset' in accordance with the intentions of the NPPF. This does not necessarily mean that the building would be listed because this will depend on the amount of special interest retained. Also, it is noted that the external walls appear to have experienced some later reconstruction.

The decision by the authority to treat a building as a non-designated 'heritage asset' is not arbitrary, but requires a range of values to be considered which include age, history, design, building type (ie.industrial/agricultural), aesthetic quality, local character or distinctiveness and potential associations with other heritage assets, be they visual or historic. These values contribute to local identity and distinctiveness and to our sense of place. Given its scale and character and potential historic interest as a retained croft, the building would appear to correspond strongly with the required values.

As with designated heritage assets, the same tests for change and alteration apply in terms of the whether the special interest and character of a building is being preserved. Failure to protect a building's significance not only results in harm to the integrity of this built environment but is also contrary to the delivery of sustainability as required by the Framework.

Given the scale and character of the thatched cottage and its potential historic interest as a croft, the proposed addition must be considered harmful due to

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its scale, form and design. It does not respect the existing building and is certainly not subservient to it. The footprint appears at least the same size, if not larger, whilst the new roof encroaches onto the cottage in a manner that is not sympathetic. The complexity of the new building is also problematic.

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

Dr Ian Wightman
Historic Buildings Adviser

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