

HERITAGE, DESIGN & ACCESS STATEMENT

For

**Retention of marquee until
1st November 2023**

At

Wilkes Head Inn, Church Lane, Eastergate

For

Sonia Scott



November 2020

**STEPHEN JUPP
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CHARTERED TOWN PLANNER**

Assessment of Physical / Historical Context

The application seeks listed building consent and planning permission to retain the marquee that received planning permission and listed building consent under EG/65/17/PL and EG/66/17/L. Both of these consents contained a condition which required the marquee to be removed by 1st November 2020.

These applications seek to retain the marquee so that it can remain for 3 more years, ie until 1st November 2023.

The existing building was Grade II listed on 20th September 1984. Its description reads:

"1763 circa. Two storeys and attic. Three windows. Two hipped dormers. Red brick. Stringcourse. Tiled roof. Casement windows. Doorway with flat hood on brackets and door of six fielded panels."

As evident in the Google StreetView photograph on the cover page there is the main public house building and then a single storey extension to the side with a large pitched roof. The marquee is to the west side of this extension and is therefore not highly visible within the streetscene, although an oblique view exists across the front of the inn between its front wall and the side wall of the forward outbuilding.

The marquee provides valuable additional covered seats which are essential in order to accommodate visitors during all weathers as the amount of space with the pub itself is limited.

Background

The LPA granted listed building consent and planning permission for the marquee on 31 October 2017.

Condition 1 on each permission provided a temporary 3 year permission, requiring the marquee to be removed by 1st November 2020.

The justification for this limited time frame is set out in the reasons for imposing condition 1 and states:

The appearance of the building, by virtue of its design and construction is likely to deteriorate and become detrimental to the visual amenities of the surrounding area and in order that the Local Planning Authority may be satisfied as to the appearance of the land after the removal of the building in accordance with policy GEN7 of the Arun District Local Plan.

Accordingly, the issue in this application must be whether the condition of the marquee has diminished to such an extent as it must now be removed.



Appearance in August 2017



Appearance in October 2020.

A comparison of the above photographs from August 2017 and October 2020 demonstrate that the overall appearance of the marquee has not diminished to an unacceptable level.

Accordingly, its retention for a further 3 years is justified.

Moreover, the impact of COVID-19 restrictions on the trade for public houses is such that it is essential that the business can retain the additional floorspace that this marquee affords in order to provide more space to facilitate the necessary safe-distancing requirements.