

Amber Willard

From: Martyn White
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To: Amber Willard
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BN/132/20/PL & BN/133/20/L

The Wilkes Head Church Lane Eastergate PO20 3UT

Listed building consent for the retention of marquee for a temporary period of three years until 1st November 2023.

The Wilkes Head is a Listed Building and is located in the Eastergate (Church Lane) Conservation Area. The Listing description identifies that it is circa 1763, two storeys and attic with two hipped dormers. Red brick with stringcourse. Doorway with flat hood on brackets and door of six fielded panels. It is of architectural and historic significance.

The Church Lane Conservation Area retains its rural character and the essential historic characteristics of a rural, agricultural, settlement based on the Manor House (16th Century), St. Georges Church (Norman) and farm buildings, including a granary on staddle stones. The rural character of the area is further enhanced by impressive views from across open fields towards this group of buildings and the village generally.

The proposal relates to the retention of an existing marquee for a temporary period of three years until 1st November 2023. Justification is made that additional accommodation is required in order to run the business. It is noted that consent has already been granted for the retention of the structure for three years, and that the previous consent identified that it had been in place for a number of years prior to that. Whilst, the proposal does not harm any historic fabric, it would appear that it is becoming more of a permanent structure, in which case something more appropriate for the listed building should be considered (this would require a more detailed suitability assessment in terms of design/location/potential impacts). However, the location of the temporary structure is such that it is not fully visible from the lane to the front of the building, and therefore does not unduly impact on the conservation area. The temporary nature of the structure means that it can be easily removed at any time without causing harm. Therefore, at present, I am happy for the temporary structure to remain for a further three years.

On balance, I am of the opinion that the proposal for a temporary structure in this location will not result in harm to the significance of the listed building or the conservation area. As a consequence, the applications should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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

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