






Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer  
**Sent:** 21 May 2025 16:58  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** CM/12/25/PL

**CM/12/25/PL**

*Rigates Climping Street Climping BN17 5RQ*

*Demolition existing buildings and erection of 1 No. self / custom build dwelling and garage with associated landscaping. This application may affect the setting of a listed building, is in CIL zone 5 and is CIL liable as a new dwelling.*

The site is located in the historic hamlet of Clymping and close to a group of heritage assets. This group consists of two Grade II listed buildings: Dove Cottage and The Well House, and a non-designated heritage asset: Mead Cottage.

Dove Cottage is identified in the listing description as being a C18, detached two storey house. It is faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled, pitched roof with brick chimneys. The front elevation also has multipaned timber casement windows. It has a modern addition of two window bays also with red brick and flints at the northern end. A single storey out building to the side of the house has been converted into what looks like a garage. It is also just set back from the road behind an attractive flint wall. It is considered to derive its significance from its architectural and historical interest.

The Well House is an C18, two storey detached house of red brick with a flush stringcourse of grey headers. Brick modillion eaves cornice. There is a small side extension which is flush with the main house and constructed in the same materials and appearance. Also present is what looks to be a small single storey side extension with flint walls and a clay tiled pitched roof. The house is just set back from the road and behind a low flint wall. It is considered to derive its significance from its architectural and historical interest.

Mead Cottage appears on historic mapping, with a building in this location as far back at least as the Tithe map. It has a painted elevation which could be covering flint, with brick modillion eaves cornice and a clay tile, pitched, gabled roof. Timber multi paned casement windows. There is another, larger single storey building in the grounds, which is under construction. Also of note is the attractive flint walling present in the grounds. Based on factors such as its age, the house and curtilage structure are considered to be non-designated heritage assets.

All of the properties along this side of this section of the street also have a positive group value.

Whilst Climping does not have an obvious village centre, the neighbourhood plan character assessment (prepared as part of the production of the Neighbourhood Plan) identifies that four areas within the parish that are characterised as 'Traditional Climping'. Of relevance to this site and proposal is Historic Core 4.

The road has the character of a country lane and, for the most part, simply grass verged with hedges and trees screening many of the properties. Traditional Sussex flint walls feature extensively and are important features of the street.

The layout of the properties is varied with most set back from the road with enclosed front gardens or built around private drives or roads. Of note is the fact that a number of older properties are built adjacent to the lane.

Much of the construction is identified as traditional rural which includes pitched roofs of slate/clay tiles or thatch, some timber framing, and flint or rendered walls. Whilst some are single storey or chalet homes, most are two storey buildings. Of note is the fact there are a number of similar semi-detached cottages which have been built across the village circa 1880. These have flint walls and slate roofs.

Design Guidance for Traditional Clymping is provided including the fact that any new development in this area will need to respect its historic and visual context, including the scale and siting of any new development, landscaping, boundary treatment (such as flint walls and native hedgerows). Construction materials will need to be chosen from a palette that respects the historic form of the village, and other features such as porches, roofs and gables should reference Sussex rural vernacular.

## **The Proposal**

The proposal is for the demolition of the existing buildings and for the erection of 1 new house and garage with associated landscaping. The existing buildings do not appear to be of any significance and their loss is therefore acceptable from a built heritage perspective. It is clear that the proposed development site is set back from Climping Street and is well-screened and enclosed. Further, some existing residential development is also situated between the site and the identified assets. As a result, the new house will not be visible from, or in the context of the nearby heritage assets.

Whilst the concept of redevelopment and the location do not appear to cause issues from a built heritage perspective, this cannot be the case for the design and appearance of the dwelling itself. The lane has a rural character with traditional properties constructed from vernacular materials, each with a simple appearance. We are told in the Heritage statement that the dwelling will reflect the local vernacular, and the finish will be to a high standard. The statement identifies that this will be achieved through the use of materials that mirror the characteristics of rural development within the wider vicinity of the site. However, I believe that as drawn, the overall design is not truly reflective of the locality. For instance, the materials include brick, flint, clay tile hanging with decoration, roof tiles and horizontal boarding. The result is an overly complex design.

It is not clear why a simple, traditional appearance has not been selected. Especially as there are some good examples in the parish including 1 & 2 Rose Cottages/Black Horse Cottage, the aforementioned listed buildings, or The Black Horse public house. These and many others, have a simple elevation with a limited materials pallet, and are much more 'of the vernacular'.

The Design and Access Statement/Heritage Statement states in paragraph 8.3 that the proposal will not be visible from any nearby heritage assets and is set back from Climping Street. The site is also well-screened and enclosed and as such, is considered to be acceptable in terms of heritage considerations, as set out in Section 7." However, section 7 (para 7.11) considers that "overall, it is considered that the proposed works will cause less than substantial harm to the surrounding heritage assets including, Dove Cottage and Virginia Cottage". This is a contradiction.

## **Conclusion**

The location of the proposed house and the presence of screening and existing development will mean that the proposed development would result in no harm to the setting of the designated and non-designated heritage assets, and therefore not harm their significance. However, the design and appearance of the new house is not fully reflective of the character of the historic hamlet and requires improvement/revision.

As a consequence, the application 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**

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## Our priorities...



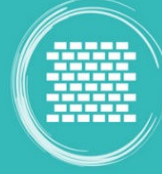
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