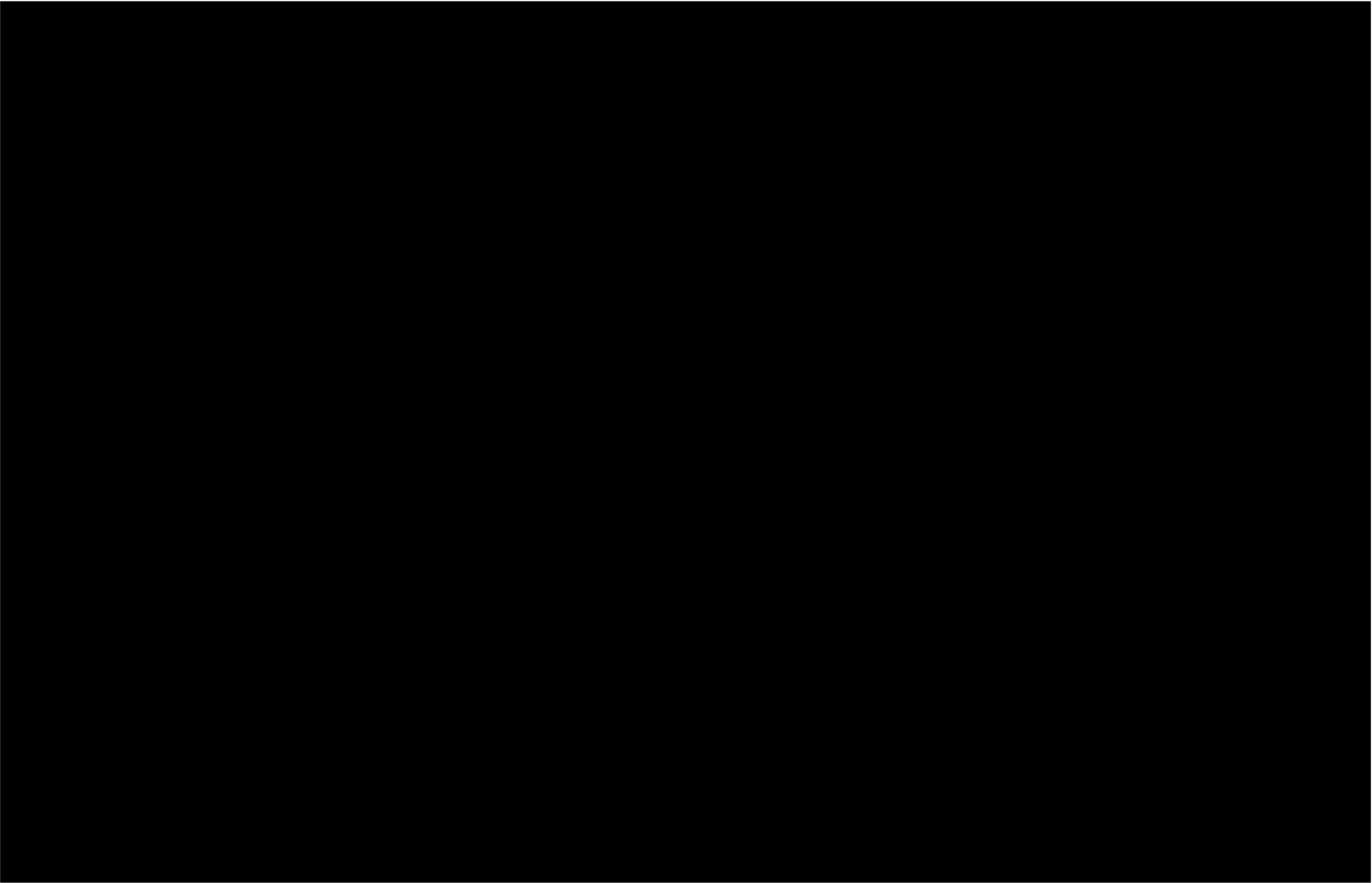




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 27 August 2021 14:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: CM/38/21/PL

CM/38/21/PL

The Arundel Gardener and Maidenhead Aquatics Crookthorn Lane Climping BN17 5SN

Retention of timber cladding to side (west) & rear (south) of mail building, lychgate to west of main building, timber cladding to generator housing & laying block paving and concrete slabs / replacement concrete slabs. Laying new shingle to existing made ground. This site may affect a listed building & is in CIL Zone 5 (Zero Rated) as other development.

The site is located within the grounds of an existing retail unit which adjoins the historic settlement of Climping. The settlement takes the form of a linear village focused on The Street, which runs between the A259 and the beach. The adjoining building is a grade II listed Building.

As part of paragraph 194 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. Such a statement should be prepared by the agent/applicant and will help them to consider their proposals in light of the neighbouring heritage asset. In light of the absence of the heritage statement, some comments are provided based on my own assessment/observations.

'The Cottage' is a Grade II Listed Building, which to the west of the site. It is an early C.19 two storey cottage which is faced with cobbles with brick dressings, quoins and modillion eaves cornice, all now painted. It has a tiled roof. It is of aesthetic (fortuitous) significance. The Cottage is set within its own grounds and appears to be functionally separate from the neighbouring piece of land and the plot is partially screened from the application site by a line of trees/vegetation. This vegetation line is not consistent however, and the cottage is clearly visible from the application site.

The Proposal

The proposal is for the retention of timber cladding to part of the of the main building, lychgate to west of main building, timber cladding to generator housing, and the laying block paving and concrete slabs / replacement concrete slabs. Laying new shingle to existing made ground. It is not clear from the application as to what use this surface will be put to. If it is to expand upon the existing garden centre sales area, then consent should be sought for this and further screening considered for the listed building

The new development are further proposals for this site, which have also included a café/drive through facility, and a car wash. It will essentially further expand and alter the existing site.

The plans indicate that it is only the western and southern elevations which are to be clad in the timber. This timber cladding appears to be an improvement upon the previous metal sheeting and is therefore acceptable.

A review of the site plan also shows that the intention is for new fencing to be located on the boundary with the listed building. However, this is not included in the application description. Please can this be confirmed if this is to be included or not. This element is closest to the listed building and would have an impact upon it. If it is to be included, I would like to understand what it is to look like, its height, materials and how it is to be treated. It would also help to understand if the fencing is to have some form of landscaping in order to help soften its impact.

The cumulative impact of both this and previous applications would mean that the site as a whole would have a much more suburban character. Whilst the existing vegetation screening reduces the link between the site and the neighbouring listed building, the property can still clearly be seen when standing in the carpark area. Based on the work that has already commenced it is also considered that the proposed development could also be viewed in the context of the side of the listed building

It would also help to some reinstate and improve the vegetative screening in that part of the car park closest to the listed building, so as to ensure that it would not be seen on the context of the proposed development.

I am of the opinion that the proposal as existing without an vegetative screening (mature trees and shrubs) could cause some harm to the setting of the neighbouring heritage asset. As you are aware, any harm is harm, which requires a thorough assessment of any public benefits that the scheme would generate

Conclusion

At present I am of the opinion that application could cause harm to the significance of the heritage asset/ its setting. This can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with 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)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

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

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