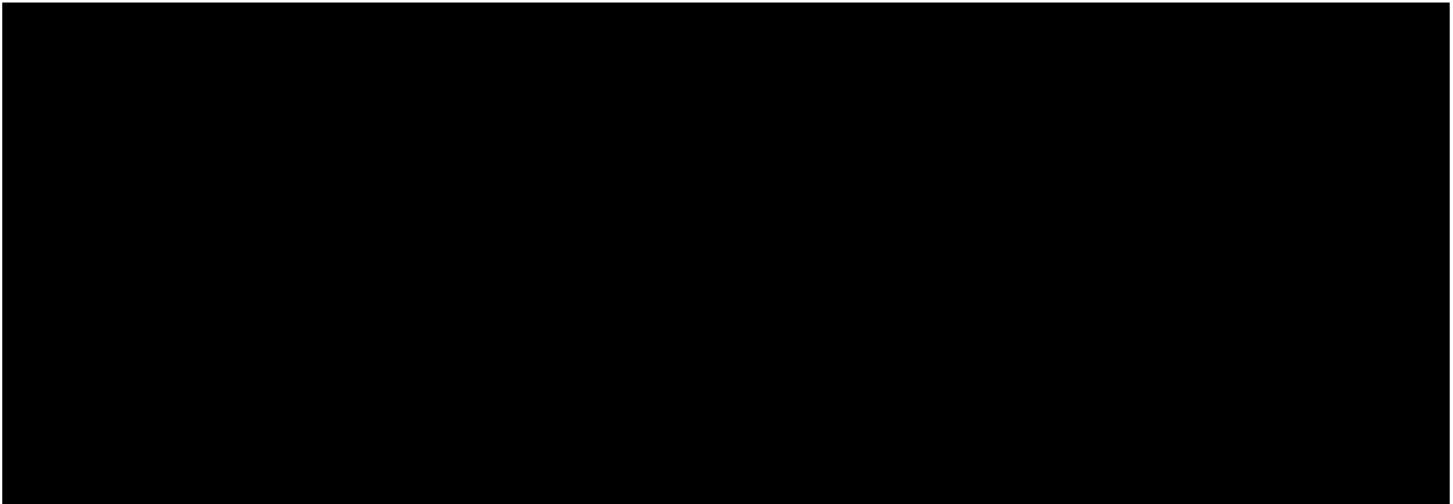






From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 29 October 2019 17:33
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: CM/49/19/PL & CM/50/19/L

CM/49/19/PL & CM/50/19/L

The Black Horse PH is a C.18 two storey detached building. It is faced with flints, now painted with a tiled roof. Windows are casement in style.

It is located within the attractive street setting of Climping which winds its way down to the attractive beach. The lane itself is rural in character with a limited number of cottages and other houses. The lane contains a significant number of trees and other vegetation.

There are a number of listed buildings in the lane, but none of them are in close proximity to the application site.

An extensive Heritage Statement has been provided which assists with the assessment of the proposals. On the basis of the complex information provided in both statement and plan form, I provide the following comments.

Proposal

The proposal involves retaining the building in its existing use; that of a public house. Such an approach is acceptable as it accords with the NPPF/PPG in that the most optimum viable use is to be retained for the asset.

Having reviewed all of the information provided, it would appear that the following works can be identified:

- Various works to the interior

- Demolition of an extension
- Construction of two new extensions and works to the roof
- Works to the grounds/landscaping

Each shall be discussed in turn

Various works to the interior

These works are largely associated with the more recent works which have been undertaken to the building during the 20th Century. As indicated by the Heritage statement, a significant amount of repair and upgrade took place during this time period which has removed a significant amount of older fabric.

With regard to the first floor, the concept of blocking or repositioning of doorways to the rooms off the rear corridor is acceptable, subject to the retention of the existing doors and their re-use if they are of a traditional design/construction.

The removal of the en-suite WCs to two of the lettable rooms is supported as they sit in inappropriate locations. The proposed location of the replacement facilities, whilst sub-dividing a room into two, will utilise a space without a chimney piece and allow for a more suitable floor plan. Any joinery/skirting etc should match the existing.

Other alterations to the floor plans will not cause significant harm and will have a generally positive impact upon the layout and character of this part of the interior.

It is therefore considered that the proposed alterations to the floor plan etc will ensure that the existing use can be sustained, and the significance of the building not harmed.

Demolition of an extension

As part of the proposal, it is recommended that a modern extension is demolished. This will provide for an improved side access and southern elevation more generally. Further, as this extension is of modern construction it will not result in the loss of any historic fabric. In fact, its loss might help this elevation to be better revealed and appreciated.

As a consequence, it is considered that this element of the proposal will not cause harm

Construction of two new extensions and works to the roof

Two new extensions are proposed; one at first floor level to the eastern elevation and one at ground floor level to the eastern elevation.

The first-floor extension will reflect the character of the existing, host dwelling in terms of appearance and scale. Whereas the proposed ground floor is larger and designed to be an attractive dining space. Whilst it is large in scale, it is considered that on balance, it will not harm the significance of the heritage asset. This is on the basis that good quality materials are used. I note that boarding is to be used on the southern elevation, and its treatment should be confirmed.

The removal of the modern section of roof to the rear elevation, and its replacement with a balcony will only affect modern fabric which was constructed during the 20 century, and of no significance.

This element of the proposal will open up the older rear elevation to public view, thereby increasing legibility and enabling this elevation to be better revealed. Such a proposal is therefore considered to be acceptable.

However, this is subject to details of the balcony, and the materials to be used.

Works to the grounds/landscaping

At present the car park is located to the rear of the building and is covered with a poor-quality tarmac surface. There is also a decked area which has previously used as an external seating area. Such poor landscaping does not enhance the listed building.

I note from the proposal that the intention is to replace this tarmac area with permeable, self-binding gravel. Such a material is considered to be much more appropriate for the building, and the location.

Other

It is noted that double glazing is proposed. This should be of heritage standard, that is to say the thinner glazing in order to ensure that it better suits the character of the building.

It is not clear what all of the joinery on the new ground floor extension will look like, please can this be conformed?

Also, any change in exterior colours should also be provided to the LPA

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its setting. As a consequence, it 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), taking in to account sections 16 and 66, where relevant.

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