

From: Nicola Spencer on behalf of Planning.Responses
Sent: 12 December 2025 17:42
To: Planning Scanning
Subject: FW: FG/136/25/L

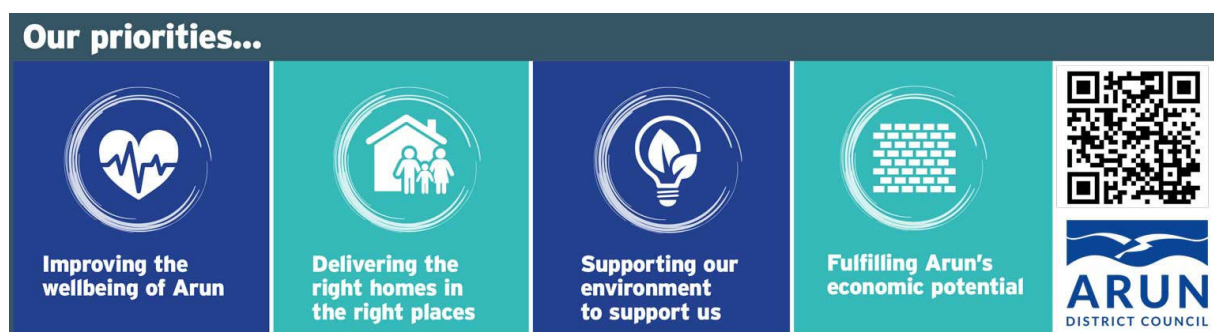
PL- consultation- Conservation officer response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 12 December 2025 17:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Subject: FG/136/25/L

FG/136/25/L

Yew Tree Cottage 11 Ferring Street Ferring BN12 5HL

Listed building consent to form a new vehicular access following the removal of gate and demolition of wall. (This application may affect the character and appearance of the Ferring Conservation Area).

Yew Tree Cottage is a 18th century, single-storey building with two casement windows. Constructed with cobble facing and red brick dressings and quoins, under a hipped thatched roof. It has a modern large, single store extension to the western elevation which at present time is not visible from the lane. The building is considered to derive its significance from its architectural and historical interest.

The building is positioned within a large and verdant plot and bound by flint walling. This road facing element of the flint walling is fairly low, but still prominent within the street, especially as it forms part of a larger stretch of flint walling.

The Conservation Area is a compact historic core around St Andrew's Church, encompassing parts of Ferring Street, Church Lane, and Ferringham Lane. It reflects the village's origins as a farming and manorial community dating back to Anglo-Saxon times, now surrounded by 20th-century development.

The area is predominantly residential, with some 1930s retail buildings adjoining it. Its character derives from narrow, well-planted lanes, varied building lines, and a mix of vernacular materials such as flint, brick, render, and clay/slate tiles. Notable buildings include the Manor House, farm cottages, and the church (12th century with later alterations), most of which are listed or locally listed. The only open space within the current boundary is the churchyard, which forms part of the setting of the church.

The Proposal

The proposal is for the creation of a new vehicular access following the removal of gate and demolition of wall.

Flint boundary walling is a strong characteristic of this part of the conservation area, and original walling is a finite resource that is rarely replicated successfully. Its loss is regrettable and should normally be resisted. I am also aware that there is a separate modern point of access which serves the adjoining property as a result of a loss of flint walling.

Whilst the loss of flint walling is regrettable, consent for the works now proposed was granted approximately 11 years ago. As national legislation and both national and local planning policy relating to designated heritage assets have not materially changed since that time, it would be difficult

for the Council to justify refusal at this stage. However, this should not set a precedent for further alterations to surrounding walling, which must continue to be carefully controlled.

If the concept of removing the section of walling is ok in this particular instance, then the implementation and design is more important. As currently presented, the wall would simply terminate at the opening, leaving a visually abrupt gap in the boundary. The design of the opening therefore warrants more careful consideration. A design-led approach (which is currently lacking) would help to ensure that the opening reads as an intentional feature rather than an afterthought, while also compensating for the loss of original walling and enabling the reuse of existing flint within the property.

One practical and sensitive mitigation measure could be to introduce new sections of flint walling on either side of the access, extending into the garden frontage. This would preserve the visual continuity of the boundary. To maintain quality and authenticity, a sample panel of the new flint walling should be agreed with the Council as part of a planning condition.

In addition, the landscaping and planting should be protected, with any shrubs or greenery removed replaced as part of a well-designed scheme. This would help soften the changes and maintain the street's green, leafy character.

Conclusion

In summary, while the loss of original flint walling is regrettable, the principle of creating a new access was established through the previous consent and remains difficult to resist under current policy. The priority must now be to ensure that the design and execution of the works are of the highest quality, with mitigation measures that preserve the character of the conservation area. Careful detailing, reuse of existing flint, and additional sections of walling, combined with a well-considered landscaping scheme, will help achieve an outcome that respects the significance of the listed building and its setting.

This recommendation is made solely on the basis of that prior approval and should not be regarded as setting a precedent for new applications where no such consent exists. Accordingly, the application should be determined in accordance with the relevant policies of the Development Plan, together with these comments, and with due regard to sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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