



From: Martyn White <Martyn.White@arun.gov.uk>
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FG/87/21/PL

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Tudor Close Ferringham Lane Ferring BN12 5NQ

1 No. new unit in roof space plus reconfiguration of approved dwellings & other changes including retention of flat roof extensions and new dormers to courtyard elevation (revised application further to permission granted under FG/105/20/PL).

The 'Tudor' has been identified by the LPA as a Building or Structure of Character. As such it is a non-designated heritage asset. Information has been supplied as part of the application regarding the building, which has been supplemented by my own research. It would appear that the building was a collection of cattle sheds in the late 19th Century and later converted to a storage barn, and during World War II, it served as the French-Canadian Air Force Head Quarters. After the war, the building was converted to a boys' preparatory school, after which it was converted to a public house. This public house remained in place until recent times.

The building itself is an attractive structure, which has been constructed using vernacular materials, namely flint, brick and thatch. In its current form it maintains some qualities that enable its former agricultural use to be clearly identified. This includes the open character of the floor plan, the presence of timber roof structure and the vernacular materials.

The building has developed and changed in association with the various uses. As part of this the heritage statement identifies that the extensions carried out during the 1940s, including the eastern range and the flat-roof extension, are considered to possess significant historical and aesthetic values. They are considered to illustrate the change of use of the buildings to a preparatory school and contain elements which make them legible as later additions. I see no reason to disagree with this opinion.

The diverse range of uses and alterations makes the building very attractive, contributing greatly to its aesthetic (fortuitous), historical and evidential values. Its former use as a public house also provides the building with significant communal value, as it has been an important building within the local community where locals congregated.

The Proposal

The proposal comprises a number of internal and external alterations from the previously approved application. The previous approval related to the conversion of the existing Public

House to create 7 residential units and the erection of 2 attached 1-bedroom semi-detached chalet bungalows to the rear of the building. The current proposal can be broken down into five different elements, which will be discussed separately below, they are:

- The retention of the flat-roof extension built during the building conversion to a Public House.
- The creation of an additional unit in the existing open roof void of the western range of the building
- The construction of 3 new dormer windows facing the courtyard.
- The decision not to include the new porch proposed in the approved application.
- Various internal and external alterations

The retention of the flat-roof extension built during the building conversion to a Public House.

This element of the revised proposal would mean that less of the historic fabric associated with the building would be removed and is considered to be positive. It is therefore capable of support.

The creation of an additional unit in the existing open roof void of the western range of the building

It is interesting to note that the heritage statement notes that 'despite the alterations carried out to the original Victorian buildings, particularly to the two cattle/cart sheds, the main barn (western range) still preserves its original agricultural character. This is indicated by the exposed timber roof structure and the presence of ventilation slits (now blocked). Paragraph 1.11 states that the proposal comprises a number of minor internal and external alterations that minimally differ from the proposal approved under application FG105/20/PL.

It is not clear how the creation of a new floor to create an additional unit of accommodation in the area that best preserves the agricultural character of the building, is a positive approach. Surely, leaving the area open to the exposed timber roof structure would be better. This was the approach of the previous application, and this element of the proposal is considered to be disappointing and out of character.

The construction of 3 new dormer windows facing the courtyard.

The introduction of further fenestration, particularly dormers, could potentially increase the domestic appearance of the building and so diminishing its original agricultural character. Whilst reference is made in the heritage statement to the fact this part of the building was altered in the 1940, it also appears to be present on the earlier version of the maps provided. The map based evidence provided as part of the heritage statement suggests that this part of the building was present as far back as the first map of 1875.

The proposed dormers, however, will be placed in the courtyard ensuring they would be not clearly visible from the front elevation. The success of such an proposal will depend upon the materials and joinery details. These should be conditioned if you are minded to approve the application.

The revised scheme also proposes not to include the new porch proposed in the approved application.

The removal of the porch from the proposal plans will prevent an additional domestic element being added to the building. Such an approach is a positive one and capable of support.

Various internal and external alterations

A number of alterations are proposed in order to amend the approved layout of the building. The internal alterations would appear to be generally acceptable as long as the loss of traditional materials are limited to that which is necessary. It is also suggested that joinery be appropriate for the traditional building.

It is also not clear if any other windows on the existing building and doors will be replaced as part of the current proposals. As a consequence, it is recommended that all new windows should be of traditional design and materials to reflect the character of the building. If minded to approve the application, details of any of the new doors and windows will be required by way of condition.

Conclusion

Whilst the change of use and the majority of the associated works are considered to be acceptable and, in some parts would actually enhance the appearance of the building, there is some concern regarding the creation of an additional unit in the existing open roof void of the western range of the building, which is harmful.

As a consequence, the proposal should be determined in accordance with paragraph 197 of the NPPF, the relevant policies within the Development Plan, along with these comments.

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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