

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a  
Listed Building

**REF NO:** FP/130/25/L

**LOCATION:** Blakes Cottage  
1 Blakes Road  
Felpham  
PO22 7EB

**PROPOSAL:** Listed building consent for replacement of first floor masonry and thatched roof, minor masonry works including erection of a new pitched thatched roof with hips to the east and internal alterations including relocating walls and removal of two east chimney stacks.

#### SITE AND SURROUNDINGS

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | This application seeks listed building consent for replacement of first floor masonry and thatched roof, minor masonry works including erection of a new pitched thatched roof with hips to the east and internal alterations including relocating walls and removal of two east chimney stacks.                                                                                                                                                             |
| SITE CHARACTERISTICS       | Blake's Cottage is a Grade II* listed building in the Felpham Conservation Area. The cottage dates from the mid-18th century, with later 19th and 20th century alterations and extensions. Excluding the 20th century single storey extension to the east, the building is two storeys, with flint and brick elevations and brick chimney stacks. It was the home of the poet, artist, and visionary William Blake and his wife Catherine from 1800 to 1803. |
| CHARACTER OF LOCALITY      | The character of the area is mostly residential, with The Fox Inn just north of the site. It is in Felpham Conservation Area. This is a compact historic area developed at the core of the village. The area contains an informal street layout with unfolding views, with the majority of properties being close to the carriage way, creating a sense of enclosure.                                                                                        |

#### RELEVANT SITE HISTORY

|            |                                                                                                                                                                                                                     |                                  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| FP/49/24/L | Listed building consent for the repair or replacement of structural roof timbers and the carrying out of rethatching of the roof including making good and redecoration of internal finishes affected by the works. | ApproveConditionally<br>24-05-24 |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|

Planning history noted.

## REPRESENTATIONS

Felpham Parish Council - No objection.

Conservation Area Advisory Panel - No objection.

- Normally, there would be resistance to the removal of later structures/alterations to historic buildings since these are a record and evidence of their evolution. This is particularly true of 19th century and earlier alterations.

- However, in this particular case the Trust makes convincing arguments for the removal of the 19th century extension, given the very strong historical association with such an important historical individual i.e William Blake. Indeed it is unlikely that the building would have been given its grade 2\* status without that historic connection.

- The Panel will welcome future works such as the removal of the 1970's extension which will be important to provide the space about the original building and materially improve its setting.

## COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

## CONSULTATIONS

## CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.

- The removal of the mid-19th century first floor and associated pitched roof will result in the loss of historic fabric, including masonry, joinery, chimney stacks, and a small winding staircase. This intervention represents a degree of harm to the building's layered history and material authenticity.

- Reinstating the cottage to its early 19th century form, as experienced by William Blake, using historically appropriate materials and construction techniques, would significantly enhance the legibility of its primary significance. This approach would allow the building's unique cultural and artistic associations to be more clearly understood and appreciated, while also reinforcing its architectural integrity.

- Presenting the cottage in a form that evokes Blake's time would be of greater public interest than retaining its current configuration. This would enhance its overall significance and constitute a clear heritage benefit.

- Extensive research has been undertaken, and this provides a clear and convincing justification for the proposed changes.

- The proposal aligns with established precedents, where the homes of artists and writers have been restored to reflect the period of their most significant occupation, reinforcing the appropriateness of the approach and its potential to contribute meaningfully to public heritage interpretation.

- The harm is considered to be justified and outweighed by the heritage benefits. These benefits include enhanced public understanding of vernacular architecture, improved interpretive and educational value, correction of misconceptions about the Blakes' domestic life and clearer presentation of the most significant phase of the building's history.

- The proposals are considered to meet the requirements of the National Planning Policy Framework (NPPF), particularly in relation to paragraphs 200 and 202, which support heritage-led approaches where harm is outweighed by public benefit. Whilst some harm has been identified, it is considered to be justified and outweighed by the heritage benefits of restoring the cottage to its Blake-era form. Therefore, on balance, the proposal is acceptable.

Historic England - Support

- Presentation of the form of the building to evoke Blake's time at the cottage would be of much greater public interest than maintaining the cottage in its current form. This would enhance its significance and would be a clear heritage benefit. This benefit would outweigh the harm caused by the loss of the mid-19th century elements of the cottage.
- The Trust's careful archaeological work provides a clear and convincing justification for the harm. The proposals could therefore meet the requirements of the NPPF.
- The proposal is similar to other comparative cases where artists and writers' homes have been presented to the public as at the time the artist lived there.
- Reconstruction works should be as authentic as possible through the use of appropriate traditional materials and methods.
- The proposed external north wall to the reconstructed eastern single storey element would need to be entirely rebuilt along with new foundations, as currently this is an internal wall. There is a lack of detail about the appearance and method of construction of the wall and its foundations, and this should be controlled by condition.
- Historic England supports the applications on heritage grounds. Conditions are recommended for the submission and approval of further details for the appearance, methods and materials for the reconstruction of north wall and its foundations of the proposed eastern single storey element, sample panels for any flint work wall reconstruction and samples of the proposed new windows. Historic England wish to be consulted on the discharge of these conditions.
- An informative should be added to any decision notice that highlights a further Listed Building Consent application will be required for the internal works.

#### COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The conditions requested by Historic England have been attached to the householder planning consent which accompanies this Listed Building Consent application.

#### POLICY CONTEXT

Designation applicable to site:  
Grade II\* Listed Building  
Felpham Conservation Area

#### DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings  
HERSP1 HER SP1 The Historic Environment

#### POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

#### DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:  
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 72(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

## OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

## CONCLUSIONS

This application seeks listed building consent for the replacement of first floor masonry and thatched roof, minor masonry works including erection of a new pitched thatched roof with hips to the east and internal alterations including relocating walls and removal of two east chimney stacks. The application seeks to remove the first floor 19th century element (with pitched roof) and replace it with a new thatched roof over the ground floor. The key policy is HER DM1 of the Arun Local Plan which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the buildings and their setting.

Paragraph 207 of the NPPF states that the Local Planning Authority should require applicants to describe the significance of heritage assets affected. The submission demonstrates a high level of investigation into the building's history, which is of fundamental importance to assessing the impact of the proposals.

Blakes Cottage is a Grade II\* Listed Building, which dates from the mid-18th century, with later 19th and 20th century alterations. The cottages is of architectural and historical significance, but derives its exceptional historical and communal value from its connection with William Blake. The original 18th century structure retains much of its historic fabric and is of high architectural value and the association of this part of the cottage with Blake elevates the significance of the cottage beyond that of a typical vernacular dwelling.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The proposal aims to restore the property to its early 19th century form, as Blake would have experienced it. This approach is supported by the council's conservation officer, and Historic England. The approach would deliver significant heritage benefits, in terms of enhancing public understanding of the cottage and its association with Blake. It also noted that the property is on the Heritage at Risk Register due to long term vacancy, and the current proposals represent the first stages of a programme of works to repair the building, ensuring its long-term retention and preservation. The proposal also aligns with established precedents, where the homes of artists and writers have been restored to reflect the period of their most significant occupation.

In order to restore the cottage to its Blake-era form, a first floor element dating from the mid-19th century fabric is to be removed, which ordinarily would be considered a harmful loss of historic fabric. The consultation responses from both the council's conservation officer, and Historic England identify some harm as a result of the loss of this element. However, both consultation responses indicate that the heritage benefits of the scheme, in terms of enhancing appreciation of the cottage's primary significance as a former home of Blake, would outweigh this harm. Although there is some loss of historic fabric, overall the proposed alterations would not result in harm to the significance of the Listed Building, and

would in fact enhance its primary significance by increasing the legibility of the 18th century elements of the building, and its connection to Blake. The proposals would preserve the significance of the Listed Building in accordance with Arun Local Plan policies HER DM1 and HER SP1 and the NPPF.

## SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions.

### HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

### DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

### RECOMMENDATION

#### APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan
- Site Plan
- Proposed Ground Floor Plan 203
- Proposed First Floor Plan 204
- Proposed Roof Plan 205
- Proposed North and West Elevation 211
- Proposed South and East Elevations 212
- Proposed Section AA BB 213

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies HER DM1 and D DM1.

- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 5 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 6 INFORMATIVE: A further Listed Building Consent application will be required for the internal works including wall, floor and ceiling finishes and decoration along with any altered or new internal partitions, fixtures and fittings.