

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	F/29/17/PL
Address	Waterbury House Ford Road Ford BN18 0BH
Description	Construction of 5 No. 1 bedroom flats (C2 Residential Institutions) together with ancillary accommodation. This application affects the setting of a Listed Building & is a Departure from the Development Plan.
Case Officer	Mrs A Gardner
Date	28 th November 2017

Note: The proposal site is Grade II Listed thus:

Name: THE ARUNDEL ARMS PUBLIC HOUSE AT FORD STATION

List entry Number: 1222219

Location

THE ARUNDEL ARMS PUBLIC HOUSE AT FORD STATION, FORD ROAD

And has subsequently been re-named 'Waterbury House' Historic mapping 1875-1890 shows the Arundel Arms Inn situated within an enclosed green space. This could have been stabling etc for coaches, or for the local movement of goods along the newly constructed railway line adjacent. The building is a fine example of this type of architecture, with decorative bargeboards and ridge detail and brick elevations with stone painted label moulds and quoins. The building stands isolated within this space and forms a strong visual relationship with the railway, and the low lying terrain.

The proposal is for 5no. 1 bedroom flats to the rear/side of Waterbury House. This proposal therefore affects the setting of a listed building. A previous Approved Application F/4/10 (and renewal F/4/13) relates to the site, and comprised low level structures within the former garden.

The proposal is 1.5 storey, with a bulky roofscape, comprising multiple dormer windows, with a max ridge height of 16,000mm approx. The material palette as described of brick, tile and painted wood joinery details could be in principle acceptable, subject to detail, although there are large areas of glazed guarding visible to the west and South Elevations.

It is considered that the overall mass of the building as a whole, the dominant roofscape and the proximity of the proposed development would adversely affect the setting of the listed building.

Arun Local Plan 2011-2031 Policy HER DM1 Listed Buildings: *Proposals affecting listed buildings will be required to: a) ..preserve or enhance character... e) ...protect and enhance the setting of the building...*

- It is considered that the proposal fails to conserve or enhance the setting of the listed building, or its planned ancillary open space.

Paragraph 137 of the NPPF states that a new development within a conservation area and the setting of a listed building should '*enhance or better reveal the significance of a designated heritage asset*'

- It is considered that the proposal does not adequately fulfil this criterion, and is contrary to:

NPPF Paragraph 132 requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It is therefore concluded that the application be recommended for refusal as it cannot be supported on heritage grounds.

Clare Dales
Principal Conservation Officer
Arun District Council