

From: Nicola Spencer on behalf of Planning.Responses
Sent: 26 August 2025 11:24
To: Planning Scanning
Subject: FW: F/21/24/PL

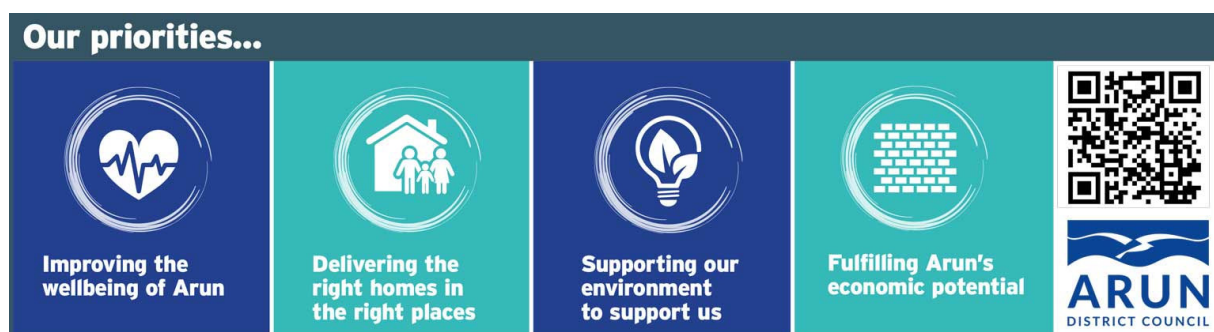
PL= CONSULT_W conservation officer response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 22 August 2025 16:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: F/21/24/PL

F/21/24/PL

Land rear of Waterbury House, Ford Road, Ford, BN18 0BH

Erection of 4 No supported living units (C3(b)), office block, car parking and associated works

As part of paragraph 200 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. Whilst some information has been submitted as part of this application, it is not of an appropriate standard or level of detail. In light of this some comments are provided based on my own assessment/observations.

Waterbury House is a Grade II Listed Building. It was formerly a public house and was known as "Arundel Arms PH". It is an L-shaped mid C19 building of two storeys and attic. Red brick elevations with stuccoed window surrounds and quoins. Casement windows with dripstones over. The north-west wing has a gable containing an attic window with scalloped bargeboards. Gabled porch in the angle of the L and another at the south end of the front elevation. Tiled roof with one gabled dormer. The listed building is a fine example of its age and is considered to derive its significance from its architectural and historical interest.

The listed building is a fine example of its age, with decorative bargeboards and ridge detail and brick elevations with stone painted label moulds and quoins. It appears to stand somewhat isolated within its plot and forms a strong visual relationship with the railway, and the low lying terrain. The setting includes its curtilage, railway and the surrounding countryside.

The Proposal

The proposal is for the erection of 4 No supported living units (C3(b)), office block, car parking and associated works. The application site lies to the south of the listed building, with the proposed new structure positioned to the south-east.

As outlined in the submitted heritage statement, the listed property appears on the 1876 Ordnance Survey map, set within a generous open forecourt to the west (front elevation) and garden or yard areas to the south and east, which include the current application site. The footprint of the building remains unchanged in the 1897/98 and 1912 maps. However, by the 1932/40 map, a small additional structure is shown on the site. The heritage statement suggests this may have been an outbuilding, coach house, or garage. However, historic mapping does not indicate any substantial built form in the location of the proposed development.

It is interesting to note that the grounds of the listed building have recently been subdivided, with the application site now separated from the garden area used by the current occupant. This division has been created using a modern fence. Nevertheless, historic mapping confirm that the application site forms part of the historic curtilage of the listed building.

The site is currently in a poor state and very much overgrown – although a strip of vegetation has recently been cut down which helped when viewing the site. There are plenty of opportunities to view the side and rear elevation of the listed building from the site, as well as the nearby railway station which is itself a pleasant Victorian structure.

Whilst I acknowledge that the existing modern, caravan development is not a positive part of the setting of the listed building, this does not diminish the importance of carefully considering any new development within its curtilage. This is particularly relevant given the proximity of the proposed structure to the listed building and its context.

The listed building is primarily appreciated from the public highway, although it may also be visible from the adjacent railway line. The proposed structure is relatively low in height and appears subservient when viewed at the western elevation, aligning with a previously approved scheme. However, when viewed from the southern (and northern) elevations it is a substantial structure extending significantly into the curtilage. While this may not affect public views into the site, it will alter views from within the grounds of the listed building. The extent of this large form of new development within the grounds cannot therefore said to have a neutral impact.

The proposed elevation treatment and roof form show a degree of architectural sympathy with the listed building, particularly on the western elevation. Such an approach is supported in principle. However, it is important to emphasise that the success of the scheme will depend significantly on the quality of materials, workmanship, and detailing - particularly elements such as the brick bond

The proposed material palette includes brick and render which are generally appropriate within the setting of a listed building. This is on the basis that they are of an appropriate quality. However, there is very little information provided regarding the windows, doors and other architectural details. These would need to be of an appropriate quality and detail (and position within the opening). Additional information regarding materials and detailing could be secured by condition, should the application be deemed acceptable.

The landscaping strategy remains unclear. It is not evident whether the new building will be reintegrated into the existing grounds or remain separated by the current fencing. The latter approach risks further fragmentation of the curtilage and could negatively affect the setting of the listed building.

The proposed car parking area comprises a large expanse of hardstanding, which, combined with the presence of multiple vehicles, would dominate the southern elevation and result in the loss of the former garden area—albeit one that is currently neglected (although this can easily be rectified). Again, this is not necessarily a positive outcome. This area would require sensitive landscaping, including the use of mature planting, to screen parked vehicles and soften the impact on the listed building's setting.

For any development to be located as proposed there will need to be a justification as to the benefits that it will deliver. It is assumed that construction of the new building will enable the existing use to remain, but this is not very clear from the information provided as part of the application. Ultimately, development that enables the building to remain in viable use may be supported, provided any harm is mitigated and the highest standards of design and construction are achieved. It should be emphasised that this proposal must not serve as a precedent for introducing unrelated residential development within the curtilage.

On balance, the proposal is likely to cause some harm to the significance of the listed building due to its scale, proximity, and visibility within the curtilage. However, this harm may be partially mitigated through the use of appropriate materials, detailing, and landscaping, and by ensuring the development remains ancillary to the existing use of the site.

Conditions

Any approval should be subject to conditions securing further details of materials, architectural elements, and landscaping etc. Please see the suggested conditions below:

WINDOWS AND DOORS

Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority (via the relevant application form) before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy HER SP1 HER DM2 of the Arun Local Plan

DETAILS OF ALL EXTERNAL MATERIALS

Details of all external materials to be used on the works hereby approved shall be submitted to and approved in writing by the Local Planning Authority (via the relevant application form), and the works carried out in accordance with the approved details and thereafter retained. This shall include details of the materials, finish, and colour.

Reason: To preserve the appearance and special character of the buildings for the future in accordance HER SP1/HER DM1/HER DM3 of the Arun Local Plan and the NPPF

DETAILS OF THE BRICK AND BRICK BOND

No development shall take place until a 1 square meter sample panel of brickwork has been constructed on the site. This section will be inspected by the Local Planning Authority's Conservation Officer and photographic evidence of the sample panel including details of the brick, brick bond and mortar mix will be submitted to and approved in writing by the Local Planning Authority (via the relevant application form). Once approved, the work can proceed and the details so approved will be used within the construction of the development.

Reason: To preserve the appearance and special character of the buildings for the future in accordance HER SP1/HER DM1/HER DM3 of the Arun Local Plan and the NPPF

DETAILS OF ANY BOUNDARY TREATMENT/MEANS OF ENCLOSURE

Prior to first commencement of the development hereby permitted, a plan detailing the positions, height, design, materials and type of all proposed boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority(via the relevant application form). The boundary treatments shall be provided in accordance with the approved details and shall thereafter be retained at all times.

Reason: To preserve the appearance and special character of the buildings and their curtilages for the future in accordance HER SP1/HER DM1/HER DM3 of the Arun Local Plan and the NPPF

DETAILS OF LANDSCAPING

Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority (via the relevant application form).

Reason: To ensure a satisfactory development that is sympathetic to the heritage assets and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with HER SP1/HER DM1/HER DM3 of the Arun Local Plan and the NPPF

Conclusion

On balance, the proposal is likely to result in some minor harm to the significance of the listed building as a result of development in its setting. This is partially mitigated provided that:

- The development remains ancillary to the existing use of the site;
- High-quality materials and detailing are secured;
- Landscaping is sensitively designed to mitigate visual impact.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024). The level of harm is considered to be on the lower end of the scale. As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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