

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

REF NO: F/24/25/L

LOCATION: Atherington House
Ford Lane
Ford
BN18 0DE

PROPOSAL: Listed building consent for demolition of existing conservatory and construction of replacement single storey extension, part first floor extension, conversion of existing store and alterations to roof, relocation of entrance door, alterations to fenestration, internal alterations and replacement of glasshouse joinery.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION SITE CHARACTERISTICS	As above. Atherington House is a Grade II Listed Building of 18th-century construction with origins in the 17th century. Located to the south of Ford Lane, it is a substantial L-shaped house that has been subdivided into four separate dwellings. While the interior may retain elements from the 17th century, the exterior is predominantly 18th century. The building is two storeys with an attic, featuring modern dormer windows. Its elevations are constructed of red brick with grey headers, interspersed with panels of squared knapped flint and defined by a brick stringcourse. The roof is hipped and tiled, with an eaves cornice supported by heavy brackets.
CHARACTER OF LOCALITY	The west and north elevations each contain four sash windows, and a porch is located in the internal angle of the L-shape. The building's significance is derived from its architectural and historic interest, particularly its materials, form, and evolution over time. The setting of the Listed Building comprises of its garden, Ford Lane onto which it faces on its north elevation and land to its western side. The garden is enclosed with tall trees and mature vegetation.

RELEVANT SITE HISTORY

F/23/25/HH	Demolition of existing conservatory and construction of replacement single storey extension, part first floor extension, conversion of existing store and alterations to roof, relocation of entrance door, alterations to fenestration, internal alterations and replacement of
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glasshouse joinery.

F/9/25/L	Listed building consent for the replacement of modern aluminium double glazed sliding sash window with a traditionally detailed timber sliding sash window on first floor west elevation.	ApproveConditionally 08-05-25
F/23/20/L	Listed building consent to re-point the east & west elevations.	ApproveConditionally 11-12-20

Relevant planning history noted.

REPRESENTATIONS

Ford Parish Council - No response received.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The building incorporates both historic and modern elements. The older section retains architectural interest and contributes positively to the building's overall significance. In contrast, the later additions constructed in a modern style detract from its appearance. Taken as a whole, the property has undergone substantial change. A review of the available information, alongside a site visit, confirms that several alterations have already been made, some of which are unsympathetic to the building's character. These include the UPVC conservatory, aluminium windows, the absence of a formal entrance, and various extensions.

There is a clear opportunity to enhance and better reveal the significance of the listed building. The proposals aim to remove these incongruous additions and replace them with elements that are more in keeping with the character and materials of the original structure.

The replacement of the poor-quality conservatory with a new extension that better reflects the listed building is a positive intervention. It will enhance the building's appearance and better integrate with its historic character. Likewise, the proposed first floor extension would appear, on balance to be acceptable. It is small in scale and clearly reads as an addition to the building. The success will depend upon the materials used and the quality of the finish.

The internal elements look to be acceptable and would be reversible at some point in the future.

Whilst drainage for the new bathroom must be installed with sufficient fall to function effectively, it should be done without impacting historic fabric or the room below, particularly avoiding disruption to ceilings or finishes. A discreet and sensitive approach is essential.

The replacement of the flat roof with a pitched roof for the garage, is also positive, as long as the eaves details are appropriate for the listed building. Further detail could be provided particularly in relation to eaves detailing and materials.

The creation of a formal entrance and hallway is a positive intervention. The proposed approach, particularly in terms of scale and location, establishes both an entrance and a space that is appropriate to the property and is likely to have a clear and beneficial impact on its overall appearance and legibility.

Where new openings are required, we are informed that they will be sensitively formed from existing full-height windows or adjusted openings with low cill levels. This is key as the creation of the formal access to the house will require alterations to the exterior in a part which is of interest. This has attractive panels of flint which contribute towards the elevation. However, it is positive to note that the flintwork will be carefully retained and reused in nearby infill walling.

I also note from reviewing the proposal that the intention is to replace the existing poor quality aluminium windows with timber sliding sash windows. The replacement of these poor-quality aluminium windows with timber sliding sash windows is a significant improvement. These will match the design and profile of previously approved windows that have already had a positive impact on the building's appearance. Whilst details of the replacement sash windows have been provided, I am unable to locate any detailed drawings of the other windows and doors, or the door surround for the formal access. It is assumed that the slimmer glazing will also be used in these, which is acceptable. Such information should be provided in order to ensure that it is appropriate for the sensitive context and to ensure that the proposals will have the intended positive impact.

The replacement of the garden glasshouse joinery will ensure that the structure is not only safe but remains an attractive feature within the garden. This is also acceptable.

The application is considered to not cause harm to the significance of the heritage asset.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and recommended condition is attached to the Householder consent.

POLICY CONTEXT

Grade II Listed Building.
Outside Built-Up Area.

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings
HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

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."

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

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS**HERITAGE**

This application seeks listed building consent for the demolition of the existing conservatory and construction of a replacement single storey extension, part first floor extension, conversion of existing store and alterations to roof, relocation of entrance door, alterations to fenestration, internal alterations and replacement of glasshouse joinery.

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 building and its setting.

Paragraph 208 of the NPPF (2024) requires the Local Planning Authority (LPA) to identify the significance of the heritage asset affected by a proposed development. Atherington House is a Grade II Listed Building, dating from the 18th century. Its architectural and historical features are set out above. Paragraph 212 of the NPPF (2024) 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 existing modern conservatory to the south elevation of the dwelling is detrimental to the significance of the listed building and therefore its loss is acceptable. The replacement of existing non-historic aluminium windows with timber sliding sash windows is a significant improvement. These will match the design and profile of previously approved windows that have already had a positive impact on the building's appearance. Details for the other windows and door will be secured via a condition which has been added to the planning consent which accompanies this listed building consent, requiring full details of these replacement windows to be supplied and approved prior to their insertion to ensure they would be of an appropriate design and profile for the listed building.

The replacement of the garage store flat roof with a pitched roof is a positive change. As well as the creation of a formal entrance which in terms of scale and location is appropriate to the property and is likely to have a beneficial impact on the overall appearance and legibility of the host dwelling.

The internal alterations would not affect architectural or historic features and are acceptable and reversible.

The works to the glasshouse will ensure continued use of the structure and are acceptable.

Overall, the proposed alterations would not result in harm to the significance of the listed building, and would preserve and enhance the significance of the Listed Building in accordance with policies HER DM1 and HER SP1 of the Arun Local Plan, 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 and Block Plan
Proposed Floor Plans 3
Proposed Elevations 6A
Proposed Elevations 7
Existing and Proposed Greenhouse Plans and Elevations 8
Proposed Joinery Sash Window Details 9
Schedule of Materials and Finishes

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

- 3 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.

- 4 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.