ENGLISH HERITAGE
SOUTH EAST OFFICE

Mrs Anita Gardner
Arun District Council
Arun Civic Centre
1 Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

[redacted]

ARUN DISTRICT COUNCIL
15 AUG 2013
RECEIVED

Our ref: L00248851

13 August 2013

Dear Mrs Gardner

Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
THE NEW INN, 5 NORFOLK ROAD, LITTLEHAMPTON BN17 5PL
Application No LU/204/13/L

Thank you for your letter of 22 July 2013 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

Consent is sought for the demolition of a small store to the rear of the New Inn Hotel, which by virtue of attachment to the principal building is afforded protection by the grade II listing. The store, while of a lower order of significance than the early 19th century hotel, is built in traditional local materials of coursed flint cobbles and brick dressings, and is likely to be approximately contemporary with the main building. We understand that an application was made for extensive repairs to the store in 2008, which was refused consent due to the change in character arising from the proposed lime shelter coat and modern fixings. The applicant states that the store has now deteriorated to a point of structural instability making it unsafe, and this application therefore proposes demolition of the structure.

The National Planning Policy Framework (NPPF) requires local planning authorities to give due regard to the significance of heritage assets when determining development proposals. Where a degree of harm would result that would be less than substantial, this should be weighed against the public benefits of the proposal, including securing its optimum use (para. 134). English Heritage has not had the opportunity to visit the site and inspect the condition of the building but we would urge the local authority to consider again options that would allow for the retention of this small store, which is likely to have been used in conjunction with the public house historically, and which appears from the photographs to include some interesting details, for example English

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bond brickwork and a horizontal sliding sash window. A conservation accredited engineer will be able to advise on whether repairs are possible, and on the least intrusive method of repair.

If your authority is minded to authorise the demolition of the store, we recommend that appropriate conditions are imposed to control the method of demolition and the making good of retained fabric to ensure that no damage is caused to the principal listed building. It may also be desirable to require an approporiate level of recording of the lost structure as a permanent record of the changes to the building.

Recommendation
We urge you to address the above issues, and recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice. It is not necessary for us to be consulted again. If you feel you need further advice, please let us know why.

Please re-consult us if there are material changes to the proposals beyond those necessary to address the issues we have raised. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with Circular 08/2009.

Yours sincerely

[redacted]

Samantha Johnson
Inspector of Historic Buildings and Areas
[redacted]

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