ADC Planning Consultation
Response from the Historic Buildings Adviser

Application Number	LU/204/13/L
Address	The New Inn, 5 Norfolk Road, Littlehampton. BN17 5PL
Description	Application for Listed Building Consent for demolition of derelict and dangerous outbuilding.
Case Officer	James Smith
Site Visit	21 August 2013

Objection
The subject building appears to be a significant feature of The New Inn to the rear and retains both character and interest as part of the historic group. It is linked to the public house via smaller buildings, also of interest and as far as it can be read as an 'outbuilding', contributes to the setting.

As such its loss requires serious consideration and more substantial qualifying information than is presented here. Para 132 of the NPPF states that: '*Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'*

In the Heritage Statement a fuller understanding of the building's history and development in relation to the public house is needed, as well as a more thorough structural assessment. It is not enough to simply state that the building 'does not benefit from the architectural detailing seen…on the main road.' This does not provide an understanding of the building's origins or historic function and therefore the impact of the loss on significance.

'The Schedule of Structural Condition' is reasonably thorough in describing condition, where access was gained, however the majority of these appear relatively superficial and common in building restoration. There is no detailed evidence suggesting why these cannot be repaired and rebuilt in the areas that require it. Total removal of an historic structure also requires a far more thorough structural qualification to explain the need for demolition. This should include a thorough assessment of the building's integrity with associated calculations as well as an explanation of why retention is not feasible.

As this is not evident here and for the other reasons above, the proposal cannot be supported.

Ian Wightman
Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.