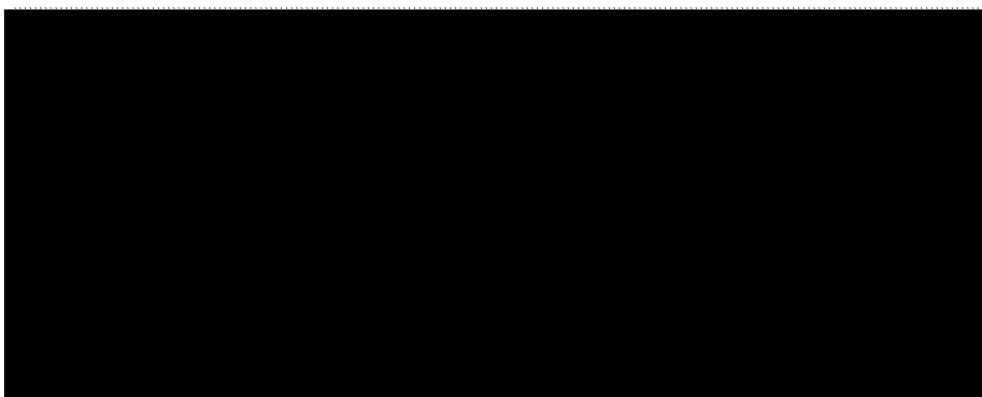
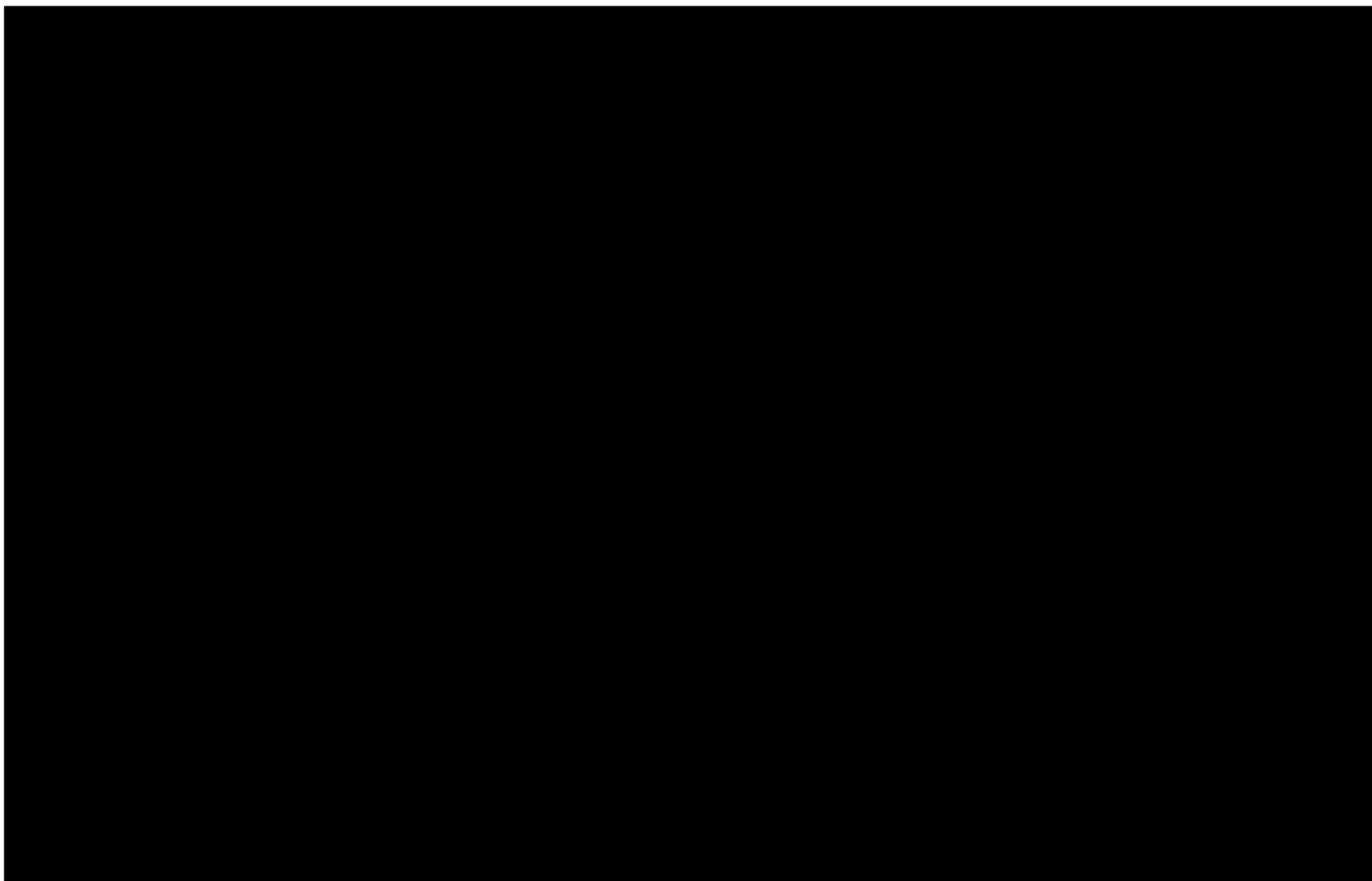




From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 01 December 2021 10:58

To: Amy Myer <Amy.Myer@arun.gov.uk>

Subject: PO/11/21/HH & PO/12/21/L

PO/11/21/HH & PO/12/21/L

St Johns Cottage Poling Street Poling BN18 9PS

Erection of single storey side and rear extension, replacement garage building following the demolition of existing rear extension. Repair and reconstruction of the roof structure, associated landscape works and external alterations. (This application may affect the setting of a listed building).

St Johns Cottage is a Grade II C.16/17 cottage of two storeys. It is faced with flints and brick, with brick quoining. Hipped thatched roof with pence on north side. Multipaned casement windows. It is of architectural, historic and aesthetic significance.

Proposal

I note that the applicant would like to undertake a considerable amount of work either to the listed building, or within the grounds of the listed building, including:

- Internal alterations
- Replacement extension
- Alterations to the southern outshot
- Replacement garage
- Repair / reconstruction works to the original fabric
- Other works such as alterations to the northern façade

I shall discuss these in turn:

Internal alterations

Internal alterations include the removal of modern partition walls and first-floor plaster ceilings, as well as reconfiguring the northern staircase.

It is identified that the walls concerned are modern studwork partitions that lack any historic or architectural interest and, therefore, are of no significance. Their removal will allow for the existing spaces to be opened up more to better reflect their historical proportions, whilst also allowing a more original plan form to be understood.

Likewise, the removal of the first-floor modern plaster ceilings is also considered to be positive as it will help to reinstate part of the original internal character of the building, where it is thought that the first-floor rooms would have been open to the roof.

The intention is to reconfigure the northern staircase so that it appears as more appropriate with the listed cottage. It is suggested that the current one is a much later staircase and its loss would not be harmful. Whilst the removal may be acceptable, this element is considered to be dependent upon the details of the replacement one and its treatment. Full details of the staircase would be required by way of condition, if you are minded to approve the application.

The southern staircase will have the existing contemporary studwork walls removed to form open gallery area to the head of the existing stairs. As a result, I assume that some form of railings or similar would be required. Again, whilst the loss of the walls are acceptable I would want to understand how these would look and be treated. Further information regarding this would need to be provided.

The proposals would also allow for the previously concealed first floor mullion windows to be exposed, which is generally a positive idea. However, I would want to understand how and if the existing fabric would be altered or treated in anyway. This information can be supplied by way of condition if the application is to be approved.

Replacement Extension

The scheme also includes the construction of a single-storey extension to the rear and side of the cottage as well as associated landscape works. Extensions can significantly affect the character, appearance and setting of a Listed Building and the location, scale, form and massing is critical.

The design of any extension will require careful consideration and should be subservient to the original Listed Building.

I note that the intention is to replace two of the three existing rear extensions with one larger single-storey version. The removal of these two extensions would not be harmful as it would result in the loss of what can only be described as two modern structures with low quality materials which detract from the character of the listed building.

I note from the heritage statement that rather than use a traditional appearance to resemble a lean-to which is suggested would detract from the unaltered appearance of the cottage, that a more contemporary design combined with traditional materials, such as glass and timber cladding, was considered the most appropriate solution. This approach is understood, and I am not adverse to the concept of a more modern extension to the cottage. Such an approach would allow for the extension to be distinguishable from the Listed cottage, allowing its original traditional form to remain legible. However, I am somewhat concerned by the amount of glazing on the western elevation. Whilst I note that the intention is for the 'configuration of the proposed extension is to allow for the existing east elevation to be visible to almost all of it's entirety, due to the high level of transparency offered by the proposed "open corner". It has to be remembered that this will be in the context of the proposed room uses (i.e. kitchen) and associated furniture within the spaces, which will block and cover the existing elevation. Likewise, the northern and western elevations are considered to be out of character with the listed cottage.

I would also want to understand how the glazed line in the roof (which forms the join to the listed building) would be installed so as to minimise the impact upon the historic fabric. Further details of the glazing would also be required in order to ensure that they are of an appropriate material and design.

I am of the opinion that the extension would be substantial, with it appearing to occupy a footprint similar to the main listed cottage. Such an extension would not be subservient and considered to be out of character and harmful. Further, the extension would also be visible from the front elevation of the cottage, and that proposed elevation does not sit comfortably with the listed building.

Based on what I can see, the impact of the extension is increased when considered in the context of the substantial garage that is also proposed. At present, I believe that the size and potential appearance of the extension is harmful and could not be supported.

Alterations to the southern outshot

It is suggested that the southern outshot has experienced significant rebuilding during the C.20 which have impacted upon its traditional character. The proposal is to improve its appearance, which will in turn enhance the character of the cottage/the eastern elevation of the cottage. This requires that the eastern wall of the outshot to be dismantled to be rebuilt with a simple design, including bricks, cladding and larger windows. The result would be a relatively contemporary appearance, whilst also simple to reflect the rear elevation of the cottage. I would want to ensure that traditional materials (and treatments) are used in this location, including the replacement windows.

Internally, the two original 16th century mullioned windows that are currently concealed would be exposed. Whilst acceptable, further information is required as to how these will be treated and potentially altered to accommodate the needs of the occupiers. These details can be provided by way of condition.

Replacement garage

Any development within the grounds of a Listed Building is likely to impact on it and the design and location of new structures must be carefully considered. The scheme proposes an alternative scheme to that approved under a previous planning application for the replacement of the existing 1950s garage building and shed with a new ancillary building. The existing garage is of no significance, and its loss would not result in the removal of any historic fabric. The loss of the garage would enable the southern elevation of the cottage to be exposed and appreciated.

The new scheme comprises a replacement garage building with storage space above (at what appears to be first floor level), which the applicants states has been designed to reflect an agricultural building, but in a contemporary design whilst incorporating traditional materials.

Whilst the garage is of a more contemporary design, I am concerned that the use of a corrugated steel sheet roof will provide the garage with a more industrial as opposed to rural/agricultural appearance. This is confirmed by the plans which state that the materials are 'to represent the contemporary materials present in agricultural/non domestic context'. It is also not clear how details such as guttering are to be treated on the building as they do not appear on the plans. It is not clear how this represents the grounds of a listed cottage.

The building is problematical also in that it appears to be a substantial structure which would be located to the immediate side of the listed cottage and extends beyond the original rear elevation. It cannot be considered to be subservient, especially when looking at the southern elevation.

Repair / reconstruction works to the original fabric

The proposals include the replacement of a large area of the roof structure and complete replacement of the roof covering. Normally the most desirable approach is to maximise retention of historic fabric and minimise intervention. This can be undertaken by way of the introduction of a secondary structure (which undertakes the structural function). An existing, secondary structure is currently in place and looks of poor appearance. I should obviously state that I am not a structural engineer, and note that the heritage statement has discounted the approach of retention. Paragraph 5.36 states that having considered repair, secondary structures and other approaches such as strengthening in order to retain as much original fabric as possible, the removal of the failing elements of the roof and the supporting softwood structure, to be replaced with a new roof structure was considered the only viable solution. The plans provided as part of the application indicate that the majority of the roof structure is to be replaced, which is unfortunate. Ideally more fabric would be saved and retained, although clearly not performing a structural function.

The application is to fully re-instate the roof and use the handful of salvageable materials. It is also positive that the applicant is keen to replicate the original roof form using a traditionally jointed oak frame. The timber condition assessment notes that further details and specifications for individual repairs should be agreed on-site with a contractor with experience of repairs to historic timber-framed buildings, historic brickwork and lime mortars. However, it would help to understand what these works are to be and how. The proposed material for the roof covering is acceptable.

Other works such as alterations to the northern façade

I note that in the heritage statement that there is a section related to the alterations to the northern elevation. Within this section it states that the 'proposal seeks to block the existing door in the north elevation of the cottage in order to improve the layout of the building and its usability as a modern family home'. It continues that the applicant is aware that the door and brick jambs are of a certain age and value and as a result that the doorway will be blocked internally with the existing door retained as a feature. Such an approach it is identified will 'provide the building with the required layout, whilst preserving its character and special interest'. However, when looking at

both the floor plans and the elevations I notes references including 'existing door to be removed and masonry to be infill to match existing' and 'Existing contemporary door to be infill to match existing brickwork. This is in conflict with the approach identified in the heritage statement, whose approach is acceptable. The approach identified on the proposed plans cannot be supported.

Re-pointing with lime mortar is acceptable, but it would help to understand the level of the work to be undertaken as well as the profile of the replacement pointing.

Conclusion

Whilst the application has been carefully considered I am of the opinion that elements of it are harmful to the listed building, including the scale and appearance of both the extension and the proposed garage. As such it is considered to be harmful to the significance of the Listed Building. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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