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

REF NO: PO/1/25/L

LOCATION: Peckhams
Poling Street
Poling
BN18 9PT

PROPOSAL: Listed building consent for repairs to roof structure and chimneys, fascia boards and brickwork dentils, replacement of rainwater goods, re-roofing works including the relaying of existing Horsham stone in 6 regular courses and roof insulation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	Peckhams is a Grade II Listed Building. The main western part of the house was constructed circa 1405 and alterations took place in 1650. Peckhams was re-fronted in the C18 with red brick and flints, when it was also extended to the east. It has a Horsham slab roof, the top section now replaced with tiles. There are a mixture of casement and sash windows with glazing bars. There are several unusual features, most notably the impressive remains of a large external hearth on the south, built of flint with a two-piece stone intel over the hearth opening, and a relieving arch above to support the flint walling. Two storeys. There is a modern 'T-wing' in centre of north front. It is of architectural and historical significance. The house is set in an enclosed garden to the south and surrounded by a number of other buildings.
CHARACTER OF LOCALITY	The village of Poling is also an attractive settlement with development focused on Poling Lane. Parts of the village date back to the medieval period and include a number of important and imposing buildings. Mature landscaping and flint and brick walling are important features of the area. The informality of layout of the group of buildings, combined with the features above, enhance the rural character of the area. There are a number of listed buildings in the street, including some Grade I.

RELEVANT SITE HISTORY

PO/14/23/L	Listed Building Consent for the demolition and erection of replacement storage building.	ApproveConditionally 03-11-23

PO/11/23/L	Listed building consent to clean and restore the exposed timbers throughout the property.	ApproveConditionally 09-08-23
PO/8/21/L	Listed building consent for the renovation of stable block to create a single storey timber framed barn style building for home office use with lean-to extension.	ApproveConditionally 08-10-21
PO/3/21/L	Replacement of four timber windows on a 'like-for-like' basis, two vertical sliding sashes on the side (west) elevation and two casements on the rear (south) elevation. (This application affects the setting of a listed building).	ApproveConditionally 19-05-21

Relevant planning history noted.

REPRESENTATIONS

Poling Parish Council - No response received.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER - We are informed in the heritage statement that the proposed works are essentially a programme of repair and conservation works for the building. These are required due to a lack of maintenance and the use of inappropriate materials in past interventions.

The most significant alteration within this application is to the roof, which is of high interest to the significance to the listed building. At present the roof is tiled with a combination of plain clay tiles, alongside historic Horsham Stone laid in irregular courses. The heritage statement helpfully identifies that the existing clay tiles are not original and therefore have limited historical significance in relation to the Horsham Stone.

The clay tiles are apparently in a poor state or repair, and it would also seem that this is the case for some of the Horsham Stone tiles. It is unfortunate that no further Horsham stone can be found, but I am aware that it is increasingly hard to find this material. The re-use of as much of the existing stone is positive, and I am aware that the approach identified follows common practice. It is therefore acceptable here.

I note that reference is made to the fact that these works offer the opportunity to undertake structural repairs to the roof structure. These, we are informed, will be carried out using traditional joinery techniques, prioritising conservation over replacement to ensure the continued preservation of the building's character and special interest. Whilst such an approach is acceptable, I would like to see further information regarding this element of the proposal. This can be provided as part of an appropriately worded condition.

The remainder of the works look to be acceptable, although it would be helpful to understand what the repointing works would look like, and what materials would be used. This information can be supplied by way of condition.

Conclusion
The application is considered to not cause harm to the significance of the heritage asset or its setting.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, conditions applied to the application in response to the Conservation Officer's request.

POLICY CONTEXT

Grade II Listed Building
Outside Built-Up Area Boundary

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
NPPG	National Planning Practice Guidance

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

This application seeks to undertake repair and conservation works including; re-roofing, repairs to the roof structure and chimneys, general repairs to external walls, repair of soffit and fascia boards and replacement of rainwater goods. The key policy is policy 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.

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. A comprehensive heritage statement has been provided as part of the application.

Paragraph 208 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. Paragraph 212 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. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

The proposal seeks to undertake works of repair carried out using traditional techniques to conserve rather than replace the materials. Therefore, the proposal would preserve the significance of the heritage asset in accordance with design and heritage policies HER DM1 and HER SP1 of the Arun Local Plan, and the NPPF. Notwithstanding this, additional details are required in relation to the repointing and roof works. As such, conditions have been attached to this consent to require further details of these two elements to be submitted to and approved by the Local Planning Authority. The proposal would not result in harm to the significance of the listed building.

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 Plans 2410PK_000
- Existing and Proposed Roof Plans, Sections 2410PL_100
- Existing and Proposed South Elevations 2410PK_101
- Existing and Proposed East Elevations 2410PL_102
- Existing and Proposed North Elevations 2410PL_103
- Existing and Proposed West Elevations 2410PL_104
- Materials 2410PL

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies HER SP1 and HER DM1 and the NPPF.

3 Prior to undertaking any works to the roof of the building, further details outlining the structural works required to the roof shall be submitted to and approved in writing by the Local Planning Authority. This should include details of the materials used, the locations of the works and the methods used.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policies HER SP1 and HER DM1 and the NPPF.

4 A sample of 1 square meter section of the external walls will be repointed using the proposed lime mortar mix. This section will be inspected by the Local Planning Authority's Conservation Officer and photographic evidence of the section of the repointed walling will be submitted to and approved in writing by the Local Planning Authority. Once approved, the external repointing can continue and the details so approved will be used within the construction of the development.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan Policies HER SP1 and HER DM1 and the NPPF.

5 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.

6 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.