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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 22 May 2026 13:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: PO/2/26/L

PO/2/26/L

Address: St Johns Priory Poling Street Poling BN18 9PS

Proposal: Listed building consent for the installation of bathroom (alternative layout to that previously approved) panelling to bathroom and bedroom, associated service alterations, localised repairs and full repointing of west elevation, replacement of window to south elevation and rebuilding of decayed dormer.

The heritage asset:

St John's Priory (formerly known as Fairplace Farmhouse) is a Grade I listed building, the earliest part of which comprises the former 13th-century chapel of a Preceptory or Commandery of the

Knights Hospitallers of St John of Jerusalem, founded on the site in the 12th century. The Commandery was suppressed in 1541, with the buildings subsequently granted to Arundel College, which itself was suppressed in 1546.

The surviving building incorporates the adapted 13th-century chapel, converted to domestic use in the 16th century, with subsequent alterations including works undertaken around 1830. The remainder of the building reflects a range of extensions dating between the 15th and 19th centuries.

The structure is constructed of stone rubble, flint, and red brick, with areas of exposed timber framing to the rear. The principal elevation features four stone buttresses and a Horsham stone slab roof. Architectural detailing includes casement windows set within deep reveals and a pointed stone doorway with archivolt and dripstone. The building is arranged over two storeys, with four windows to the principal elevation.

The east elevation incorporates flanking buttresses and a blocked pointed window, reflecting its ecclesiastical origins. To the west, a two-bay red brick extension dating from circa 1830 is attached.

Immediately to the west and south of the house lies a group of historic farm buildings, which form a coherent group and are positive features contributing to the significance of the site. The application is for one of these structures which dates to the 19th Century and is a simple beech structure with a tiled, pitched roof.

A comprehensive heritage statement has been provided with the application, which has helped with the assessment of the application. It is considered that the listed building is of architectural, historic, archaeological and aesthetic significance.

Comments:

The introduction of services, panelling and the relocation of the cupboard door will result in only limited and localised loss of historic fabric. The introduction of panelling also has the potential to enhance the interior of the two rooms, reflecting what is understood to have previously been present elsewhere within the building.

The works at ground floor level within the existing plant room will introduce a new wall and storage so that the space is better utilised, which is considered positive given the age and limited significance of this part of the building. It would be useful to be able to better understand how this wall will look and how it will join to, and relate to, the ceiling which contains historic fabric of note.

The proposed external works, including localised repointing and repair, are appropriate in principle and will be beneficial, subject to the use of suitable materials and methods. This information can be secured by condition, and I will require a sample panel.

The replacement window is also acceptable in principle, as it replaces a poorly designed unit which is now in need of replacement. However, insufficient detail has been provided at this stage to fully assess its impact, and further information should be secured by condition.

It is clear that these interventions have been designed to minimise impact and, overall, the works are considered to preserve the building's significance.

Required Conditions

WINDOWS AND DOORS

Prior to its insertion, details of the window including its design/appearance, specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy HER SP1 HER DM2 of the Arun Local Plan

POINTING

Prior to the commencement of repointing works, a sample panel of the repointing (minimum 1m x 1m) shall be constructed on the site demonstrating the proposed mortar mix, joint profile, finish, and workmanship. This panel will be inspected by the Local Planning Authority's Conservation Officer and photographic evidence of the sample panel including details of the mortar mix will be submitted to and approved in writing by the Local Planning Authority. Once approved, the work can proceed, 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 HER DM1/HER DM3 of the Arun Local Plan and the NPPF .

The repointing works shall thereafter be carried out in full accordance with the approved specification and sample panel.

Reason: To preserve the appearance and special character of the building for the future in accordance HER DM1/HER DM3 of the Arun Local Plan and the NPPF .

INTERNAL JOINERY / PANELLING

Prior to relevant commencement details of any new internal joinery including skirting, doors (and how this replicates the existing, or is an appropriate design) will be submitted to and approved in writing by the Local Planning Authority. The details shall include materials, profiles and finishes. Once approved, the work can proceed and the details so approved will be used within the construction of the development.

REASON: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

NEW INTERNAL WALL

Prior to the construction of the proposed internal wall within the plant room, details of its design, materials, finish, and junction with the existing ceiling, including how any historic fabric will be preserved and treated, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of section 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

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