

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

REF NO: PO/2/26/L

LOCATION: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.

SITE CHARACTERISTICS

St John's Priory is a Grade I listed building the oldest part of which comprises the former 13th century chapel of the Commandery of the Knights Hospitallers of St John of Jerusalem. 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 listed building is built of stone rubble, flints and red brick with some timber-framing exposed at the back. There are four stone buttresses to the front along with a Horsham slab roof. Casement windows are present in deep reveals. Pointed stone doorway with archivolt and dripstone. The east wall has flanking buttresses and a blocked pointed window. To the west is an extension of two window bays in red brick dating from about 1830.

Immediately to the west and south of the house are a group of historic farm buildings, which are also positive features.

CHARACTER OF LOCALITY

The village of Poling is a settlement focused on Poling Street. 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.

RELEVANT SITE HISTORY

PO/4/24/L	Listed building consent for creation of first floor en-suite bathroom and associated internal alterations.	ApproveConditionally 25-06-24
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Planning history noted.

REPRESENTATIONS

Poling Parish Council - No response received.

No representations were received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

HISTORIC ENGLAND - No comments.

CONSERVATION OFFICER

- 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 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 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 a sample panel will be required.
- The replacement window is 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.
- The application is considered to not cause harm to the significance of the heritage asset.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade I Listed Building

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

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."
Where the building is located in a Conservation Area, Section 72(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade I Listed Building.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

This application concerns various internal and external works. The external works involve localised repairs and full repointing of west elevation, rebuilding of decayed dormer on the south elevation and replacement of the window within it. The key policies are Arun Local Plan (ALP) policy HER DM1 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, and the heritage policies within the NPPF.

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. The applicant has submitted heritage information to fulfil this requirement. Paragraph 208 requires the Local Planning Authority to identify the significance of the heritage asset affected by a development. St Johns Priory is a Grade I listed building which is of architectural and historic interest. A brief summary of its architectural features is set out above.

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 external works proposed as part of this application are focussed on repair, and will be positive for the ongoing maintenance of the building subject to the use of suitable materials and methods. The Conservation Officer has requested that the detail of these aspects be reserved by condition, and relevant conditions are attached to this consent.

The proposed internal works will result in limited loss of historic fabric, and the introduction of panelling is considered appropriate. Details of the internal joinery, including the panelling and the new internal wall within the plant room have been required by condition, in order to control the appearance of these, and their impact on the existing historic fabric.

Subject to the details which have been reserved by condition, the proposals would result in no harm significance of the heritage asset in accordance with ALP policy HER DM1, and the NPPF.

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 and informatives.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 Plan 2201ST_R0_000
- Block Plan 2201ST_R0_001
- Existing and Proposed Ground Floor Plans 2201ST_R0_100
- Existing and Proposed First Floor Plans 2201ST_R0_101
- Existing and Proposed Rear Elevations 2201ST_R0_102
- Existing and Proposed South Elevations 2201ST_R0_103
- Existing and Proposed Ensuite Chimney Alterations 2201ST_R0_104
- Proposed Master Bedroom Panelling 2201ST_R0_105
- Proposed Ensuite Panelling 2201ST_R0_106

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

- 3 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.

- 4 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 repointing works shall 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 .

- 5 Prior to its installation, 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.

- 6 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.

- 7 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 8 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.

- 9 The reconstruction/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.