



From: Elaine Walby on behalf of Planning.Responses
Sent: 26 May 2026 11:47
To: Planning Scanning
Subject: FW: PO/3/26/L

PL- Consultation- Conservation Officer response

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

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

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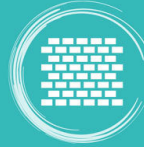
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 22 May 2026 14:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: PO/3/26/L

PO/3/26/L

Address: St Johns Priory Poling Street Poling BN18 9PS

Proposal: Listed building consent for repairs and rebuilding of outbuilding

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 19 Century and is a simple beck structure with a tiles, 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 outbuilding is a simple agricultural structure which is clearly in need of repair.

A section of the walling is to be rebuilt as it is beyond repair and is leaning outwards to the extent that further damage could occur if intervention does not take place. At the site meeting, the agent confirmed that only the minimum amount of fabric necessary would be removed. The proposed approach follows established conservation principles, including the re-use of existing historic fabric wherever possible. The reinforcement of the timber-framed structure is also acceptable. On this basis, the works are considered acceptable in the circumstances presented.

However, a point of clarification remains. Reference is made to localised repairs to sections of the brickwork walls, but the precise scope of these works is unclear. It is not evident whether this would involve the selective removal and replacement of small areas of brickwork, or primarily repointing and reinstatement of missing elements such as the string course. This should be clarified.

Samples of both the repointing and the rebuilt wall would also be required to ensure an appropriate finish, which can be secured by condition.

Required Conditions

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

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 .

SAMPLE PANEL – REBUILT WALL

No development shall take place until a sample 1 square meter sample panel of the new brick walling has been constructed on the site demonstrating the proposed mortar mix, joint profile, finish, and workmanship shall be prepared on site. This section 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 SP1/HER DM1 of the Arun Local Plan and the NPPF

BRICKWORK REPAIR DETAILS

Prior to the commencement of works to the brickwork walls of the outbuilding, details of the proposed repair methodology shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

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

Conclusion

Whilst invasive, the proposed works would enable the appropriate repair and ongoing maintenance of the outbuilding. The application is therefore considered to not cause harm to the significance of the heritage asset(s) or its/their setting. 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717
E: Martyn.white@arun.gov.uk

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