

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

**REF NO:** PO/3/26/L

**LOCATION:** St Johns Priory  
Poling Street  
Poling  
BN18 9PS

**PROPOSAL:** Listed building consent for repairs and rebuilding of outbuilding.

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| <b>SITE AND SURROUNDINGS</b> |
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| 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.                                                                                                                                                                                                                                                         |
| CHARACTER OF LOCALITY      | <p>Immediately to the west and south of the house are a group of historic farm buildings, which are also positive features of the site. The outbuilding which is the subject of this application is located to the west of the main dwelling and dates to the 19th century.</p> <p>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.</p> |

Planning history noted.

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| <b>REPRESENTATIONS</b> |
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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 response received.

### CONSERVATION OFFICER

- 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 acceptable.
- 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.

### COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The requested conditions have been attached to this permission.

## 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 II Listed Building or the character of the Conservation Area.

#### **OTHER MATERIAL CONSIDERATIONS**

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

#### **CONCLUSIONS**

This application concerns repairs to an ancillary building to the west of the main dwelling dating from the 19th century. The building has a simple agricultural style, and repair works are proposed to the walls, which are constructed from brick, and the roof. 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. The building which is the subject of this application forms part of a group of historic farm building which are curtilage listed.

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 repairs are necessary to ensure the ongoing maintenance of this structure. The approach is conservation-led, minimising loss of fabric and prioritising re use of existing fabric where possible. In order for the works to preserve the significance of the building, the repointing and rebuilding would need to have an appropriate finish, and samples of these have required via condition.

Whilst invasive, the works would enable the appropriate repair and ongoing maintenance of the outbuilding. The proposal would not cause harm to the significance of the heritage asset or the setting of St Johns Priory and the remaining historic farm buildings within its curtilage.

#### **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) 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 2201ST\_R0\_0000 REVR.0
- Ground Floor and Roof Plans 2201ST\_R0\_100
- Proposed Elevations 2201ST\_R0\_R101 REVR.0
- Eaves Details 2201ST\_R0\_102 REVR.0
- Heritage and Design and Access Statement

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 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.

- 4 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

- 5 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

- 6 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.

- 7 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.

- 8 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.