

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 10 December 2020 12:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: PO/5/20/L

Please attach as Conservation Officers Comments

Finlay Gardner
Planning Officer,
Planning Department

T: 01903 737915
E: finlay.gardner@arun.gov.uk



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

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 04 December 2020 17:07
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: PO/5/20/L

PO/5/20/L

Bacon Hall Poling Street Poling West Sussex BN18 9PU

Listed building consent to clean & restore exposed timbers throughout property as well as brickwork within the fireplaces.

Bacon Hall is a Grade II Listed Building in the Hamlet of Poling. The listing description identifies the property to be C17, altered and enlarged in the C19. Two storeys. Three windows. Now faced with red brick and grey headers alternately on a coursed stone plinth. Tiled roof. Casement windows. At the north end is an addition of one window bay faced with flints with red brick dressings.

The heritage statement which accompanies this application identifies that the building has undergone significant change in a number of stages over a long period of time. The building has developed from a smoke-bay house, had a chimney stack added, a number of extensions built, and the front elevation rebuilt in brickwork (reflecting the change in fashion during the Georgian era). The final stage in the development of the building has been a part single and part double storey extension which was added across the rear elevation in the mid-20th Century. It is considered to be of historic and aesthetic (fortuitous) significance.

The Listed Building is also located within the Poling Conservation Area Which includes the original medieval settlement. Bacon Hall is located within the second Conservation Area which includes a group of attractive Listed and other buildings, some dating to the 17th Century. Although street fronted, there is an informality of layout of the area with an interesting variety of local materials; flint, clay tiles and particularly thatch.

The Proposal

The proposal is to clean and restore exposed timbers throughout property as well as brickwork within the fireplaces which have all been varnished. Such a treatment is not appropriate for these surfaces and its careful removal is supported.

I note the reference to the fact that a careful approach will be followed by a specialist company when undertaking the work, which is positive. Further to this, the heritage statement helpfully states that it would be possible for the contractor to undertake a test area within the property so as to fully understand the impact of the process on the historic fabric, whilst also providing further details of the process. This test area could then be inspected for its impact upon the historic fabric.

I believe that the application is positive in what it seeks to achieve (i.e. the removal of inappropriate surface treatment) and believe that it would not be harmful. However, it would be helpful to understand the processes proposed to achieve the proposal; It would be useful to view a sample area prepared using the preferred process and understand the process that would be employed. This could be achieved post approval by way of condition.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

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www.arun.gov.uk

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