

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

REF NO: PO/5/20/L

LOCATION: Bacon Hall
Poling Street
Poling
BN18 9PU

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site directly abuts the street with fields to the rear.
SITE CHARACTERISTICS	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.
CHARACTER OF LOCALITY	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.

REPRESENTATIONS

No response from Poling Parish Council.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

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.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Outside the Built Up Area Boundary

Grade II Listed Building

Conservation Area

Archaeological Notification Area

Area of Special Control

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERDM3 HER DM3 Conservation Areas

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 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 71(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

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Paragraph 189 of the NPPF requires such information to be provided in order to assess the impact of the proposal upon these assets. Paragraph 193 of the NPPF reflects the requirements of Section 16(2) of the Planning (Listed buildings and Conservation Areas) Act 1990 (as amended) which identifies that when considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.

In this instance, it is considered that the proposal does not cause harm to the Listed Building to which it affects, nearby Listed Buildings, or the Conservation Area in which it is sited. This is due to the proposed repointing being predominantly reparative and using material of which matches the host dwelling. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

SUMMARY

Following the comments from the Conservation Officer, it is considered that the application is in

accordance with the relevant policies in the Development Plan, and therefore should be approved, subject to the following conditions.

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

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 development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 - Block Plan
 - Heritage Statement
 - Location Plan

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

- 3 Before works to implement the permission hereby granted are commenced, details should be submitted and agreed with the Local Planning Authority concerning the removal of paint from beams and bricks. Those agreed details should be adhered to at all times.

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