

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 02 July 2021 15:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Zoe Toppin <Zoe.Toppin@arun.gov.uk>
Subject: PO/5/21/L

PO/5/21/L

225 Arundel Road Poling BN18 9PP

Application for listed building consent for the removal of internal wall, to partly demolished fireplace, and replacing ceiling joists between ground and first floor.

Old Forge Cottage, Fig Tree Cottage and No. 225 Arundel Road (the former Poling Corner Post Office) form one listed building. Old Forge Cottage is dated 1729. It is Faced with flints with red brick dressings, quoins and modillion eaves cornice. Hipped tiled roof. Casement windows.

The property is the former Poling Corner Post Office, which was an early C19 addition of one window-bay in painted brick. There are two sash windows and other more modern ones facing north. The listed building is considered to be of architectural, historical and communal significance.

The village of poling is also an attractive settlement with development focused on Poling Lane. 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 and character of the hamlet. There are a number of listed buildings in the street, including some Grade I.

The Proposals

The proposals cover various internal and external alterations to the listed building. The appearance and location of the existing ventilation units and grilles detracts from both the internal and external appearance of the main listed building, and it is considered that their removal would have a positive impact

The need for a replacement ventilation/heat recovery system is understood, and the replacement system appears to be more discrete than the existing one, with only 2 external roof vents being required. Their proposed location is considered acceptable.

The heritage statement also notes that utilising the proposed system also removes the need to replace the existing windows, which contribute towards the character and significance of the

building. Existing grill holes will be filled with reclaimed bricks to match and blended in to match existing, which is positive.

The internal alterations, whilst fairly significant appear to affect predominantly modern fabric (as a result of previous alterations and adaptations). It is positive to note that the existing staircase shall remain and be used as a point of reference. Materials and internal joinery (e.g. any new doors and skirting etc) should be appropriate for a listed building, and could be provide for by way of condition if you are minded to approve the application.

Conclusions

The application is considered to not cause harm to the significance of the heritage assets or 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

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

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

