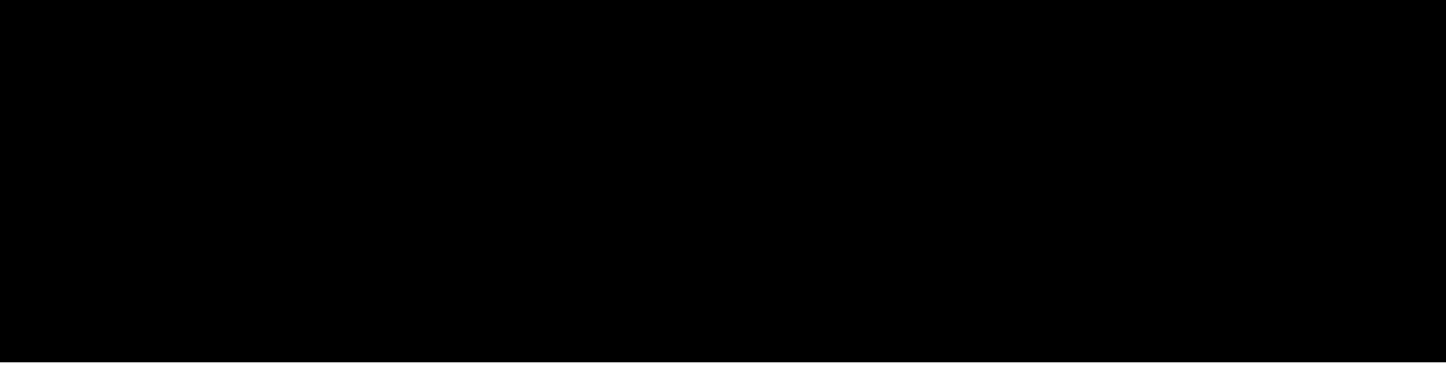




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 06 August 2021 17:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: PO/8/21/L

PO/8/21/L

Peckhams Poling Street Poling BN18 9PT

Listed building consent for the renovation of stable block to create a single storey timber framed barn style building for home office use with lean-to extension

Peckhams is a Grade II Listed Building. A heritage statement has been provided as part of the application, in accordance with the NPPF. The main western part of the house was constructed circa 1405 and alterations took place in 1650. Peckhams was re-fronted in the C18 with red brick and flints, when it was also extended to the east. It has a Horsham slab roof, the top section now replaced with tiles. There are a mixture of casement and sash windows with glazing bars. Two large flint buttresses behind. Two storeys. There is a modern 'T-wing' in centre of north front. It is of architectural and historical significance.

The house is set in an enclosed garden to the south and surrounded by a number of farm buildings, including the one which is the subject of this application. This building forms a pleasant agricultural building in the grounds of Peckhams and is therefore curtilage listed. It has a simple agricultural appearance with flint walling to the rear and the right-hand elevation and the solid brick wall in garden wall bond to the left-hand elevation and the oak framing to the front elevation, currently boarded over with black stained feather edge boarding with three stable doors. The roof structure has been previously replaced with softwood members and is covered with natural slate.

A review of historic mapping indicates that a building in this location first appears on the 1896-97 OS Map. Further review has also identified that there were once other buildings in close proximity to the building in question. The existing building sits within a courtyard area which has a pleasant character and appearance to it.

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 area. There are a number of listed buildings in the street, including some Grade I

The Proposal

The proposal is to renovate the building to create a single storey timber framed barn style building for home office use with lean-to extension.

The proposed retention, refurbishment and re-use of the building is positive. It is also positive to see that the intention is for the front elevation to remain fairly simple in appearance with three openings. However, one of the statements associated with the application identifies that the timber frame to the front elevation is to be retained on show by the installation of timber panels or glazing between the framework rather than being covered up as currently exists. However, this is not clear if the existing ones will be relocated in order to accommodate the large central glazed area, nor if the existing staddle stones will be re-used. Please can this be confirmed. Also it would help to understand how the wood is to be treated, and further details of the windows/doors. Details of both of these can be provided for by way of condition, if you are minded to approve the application.

The proposed internal alterations appear to be reversible and are therefore acceptable. It would help to understand if the rooms are to be left open to the roof void. Such an approach ensures that the character of the existing space can be understood as opposed to the installation of modern ceilings, which is a feature not associated with agricultural buildings such as this. This also needs to be confirmed.

The addition of the bike store is carefully considered and will not harm the significance of the structure. My suggestion would be that the former external wall is left untreated so that it can still be seen/understood.

Careful consideration would also need to be given to any potential landscaping which could be necessary in order to facilitate such a use. I am thinking of the need for any hard standings or pavements and planting. It might help to understand what this will look like,

Conclusion

Subject to the comments above, I am of the opinion that the proposed change of use will not cause harm to the significance of the barn, nor the setting of the main listed building. This is dependent upon the detailed designs of the alterations, which require further consideration.

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

<https://www1.arun.gov.uk/planning-application-finder>

