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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 01 February 2021 13:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/113/20/PL

Please upload the below to the above application: Conservation Officer Comments

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 February 2021 13:06
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: P/113/20/PL

P/113/20/PL

The Lion Hotel Nyetimber Lane Pagham PO21 3JX

Listed building consent for the erection of a wooden Pergola to front elevation

The Lion Hotel is a Grade II Listed Building, as a result is a designated heritage asset. The building is identified within the listing description as being a C17 or earlier building, advertised as being C15, with the date 1407 circa painted on it. It is of two storeys with the east wing of red brick whilst the west wing is stuccoed. Eaves cornice with gable at west end. Casement windows to east wing, sashes to the west wing. The roof is tiled. It is considered to be of architectural and historic significance.

The proposal is for the erection of a wooden pergola to the front of the building, which would be dark stained and not physically attached to the listed building. I note that the Design and Access Statement identifies that the pergola will 'stand 2.5 metres high closest to the building, cascading down to 2.2 metres at the front boundary of the patio. A retractable canopy cover is planned to provide cover when raining'. However, it is not clear how this drop in height will be treated

The concept of introducing such a large structure in the front amenity space of the listed building which would partly obscure its elevation is problematic and harmful. However, I also note that reference has been made to the fact that the statement is not to be permanent and could be easily removed from the site without causing harm to the historic fabric of the listed building. However, there is little information regarding how long the applicant would require the large structure to be present for.

If the structure were to be permanent, it could be considered to be causing less than substantial harm, which would require the public benefits test to be undertaken. However, if it is to be installed for a limited period of time of, say a year, it would allow the structure to undertake its function without forming a permanent part of the site. Such an approach would be more acceptable. A clearly worded condition identifying the duration that the structure should remain for would be required if you are minded to approve the application.

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)

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