

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 09 February 2021 12:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/123/20/L

Please upload the below to the above application: Conservation Officer comments.

Thank you

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Save the environment - think before you print.

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 09 February 2021 09:50

P/123/20/L

Pennicotts Farm Pagham Road Pagham PO20 1LN

Listed building consent for the demolition of existing conservatory to southern side of building & general repair & maintenance of external brickwork & roof coverings, insertion of 2 No conservation style rooflights to the rear valley roof, & formation of 2 No sets of double patio doors within existing window openings on the northern elevation. Internal alterations comprising the removal of partition walls, reinstatement of wooden balustrade to staircase, and general repair, maintenance and refurbishment

Pennicotts Farm is a grade II C18 Listed Building. It is a detached, two storey 'L' shaped building with a rearwards arm along its southern side. It is of Red brick construction. The main entrance porch centrally placed within the western frontage, along with a simple porch. Attached to the northern side of the main building are several single storey brick elements with pitched roofs, and a modern glazed conservatory structure to the front, in line with the front elevation.

The rearwards arm of the building also has a series of single storey structures with mono-pitch roofs attached to its southern side and a single storey brick/stone "coal store" at its far end. The additions to the side include another modern conservatory addition, brick porch and entrance door, accessed by a path and gap through the southern boundary wall.

The building is in a poor state of repair, and it is noted that the Design and Access and heritage statement identifies that internally it has long been divided and altered to enable its use as two separate houses. There are also two modern, and inappropriate conservatories which detract from the significance of the listed building

The building is currently in a poor state of repair and is potentially a candidate for being classified as a heritage building "at risk". However, despite its poor condition, it is considered to be of architectural significance.

The proposal

The proposal is to undertake extensive works in order to put the building back into an acceptable state of repair so that it can be used as originally intended, a home. These shall be discussed below:

Externally

Externally, the demolition of the modern conservatories is a positive proposal, as it will remove two extensions that harm the significance of the building and ensure that a more appropriate elevation is returned to view.

Works that involve the general repair and maintenance of external brickwork and roof coverings are acceptable subject to the nature of the works and materials to be used.

The insertion of 2 conservation style rooflights to the rear valley roof, and formation of 2 sets of double patio doors within existing window will result in the removal of historic fabric. However, the amount of fabric affected is fairly small and, subject to the design of the replacement doors is

acceptable. Further, the new doors will be on the side elevations which means that the principal elevation will not be affected.

Internally

Internally, the alterations relate to the formulation of two formal dwellings and comprise of: the removal of some partition walls, reinstatement of wooden balustrade to staircase, along with general repair, maintenance and refurbishment. The loss of the internal walls will also result in the loss of some historic fabric, and potentially affect the historic layout of the building, which is unfortunate, and potentially harmful.

However, there are also some positive elements to the proposal where I note in the Design and Access Statement the fact that the works seek to retain and repair/refurbish the internal architectural detailing that may be present, including fireplaces that will remain in situ, floors and skirting boards, architraves and mouldings. Further, I also note that the intention is to reinstate some missing features which will also improve the character and appearance of the interior spaces of the listed building. Such details should be age appropriate for the building in order to ensure that they reflect the age and character of the building.

In the absence of any information regarding the general repair and refurbishment of the listed buildings, any materials used should be appropriate and, for instance, allow the building to breathe. It would be helpful to understand how the staircases will be treated so as to ensure that this element is appropriate.

It would also help to understand how many of the existing windows are to be repaired or replaced as I note that a drawing has been provided of a replacement window. However, I am unable to find any information indicating which windows this information relates to. Whilst double glazing could be accepted, they should be the slimmer double glazed units, as opposed to the standard ones.

Whilst details of the windows and internal doors have been provided, it is not clear what the external doors/French doors will look like. Details of these should be provided, along with their treatment if you are minded to approve the application

Conclusion

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)

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