

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

REF NO: P/123/20/L

LOCATION: Pennicotts Farm
Pagham Road
Pagham
PO20 1LN

PROPOSAL: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Internal and external alteration to the building as part of its repair and refurbishment.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Low level flint wall with bricks on the top and iron gate to the front which returns along into the side access.
SITE CHARACTERISTICS	A Grade II Listed farmhouse known as Pennicott's Farmhouse, listed on 20th September 1984 and described in Historic England's Listing records as follows: "C18. Two storeys. Three windows. Red brick. Centre window-bay projects slightly. Tiled roof. Glazing bars intact. Outer windows paired windows. Modern gabled brick porch". The property is L-shaped with a rearwards arm along its southern side, adjacent to concrete vehicular drive that leads to farm buildings further to the east. Attached to the northern side of the main building are several single storey brick elements with pitched roofs and glazed structure in line with the front elevation. The property has a small garden with hard surface to its northern end. The rearwards arm is also two storey and has a single storey structures with mono-pitch roof attached to its southern side and a single storey brick/flint coal store at its far end. There are further additions to the side; conservatory and brick porch.
CHARACTER OF LOCALITY	The property is located in the countryside off a private access road off the Pagham Road to the south of its junction with Lower Bognor Road and The Royal Oak PH on its western side.

P/95/20/CLE for Lawful development certificate for the existing use of building as 2 No. separate self-contained dwelling houses.

REPRESENTATIONS

Pagham Parish Council: No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER COMMENTS:

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.

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 is to undertake extensive works (externally and internally) in order to put the building back into an acceptable state of repair so that it can be used as originally intended, a home.

Work that involve the general repair and maintenance of external brickwork and roof covering are acceptable subject to the nature of the works and material to be used. The insertion of 2 conservation style roof-lights to the rear valley roof and formation of 2 sets double patio doors will result in the removal of historic fabric. However, the amount of fabric affected is small; design of replacement doors is acceptable (side elevation).

Internal alterations relate to the formulation of two formal dwellings: removal of some partitional walls, reinstatement of wooden balustrade to staircase, along with general repair. 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 potentially harmful.

The works on the other hand seek to retain and repair the internal architectural detailing like fireplaces, floors and skirting boards, architraves and mouldings.

It is unclear how many of the windows are to be repaired (one is replaced). Whilst double glazing could

be acceptable, they should be the slimmer double glazed units.

Details of the external doors/French doors along with their treatment should be provided if approved.

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.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Pagham Harbour Access Management Zone B;
Outside Built-Up Area;
Listed Buildings Polygons;
Archaeological Notification Area.

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
-----	--

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.

On the 24th June 2020, the "Pagham Development Management Plan 2019-2026" was published under regulation 14. It is therefore necessary, in accordance with paragraph 48 of the NPPF, to have regard to

this draft Neighbourhood Plan as a material planning consideration. However, the weight to be attached to the Plan is a matter of judgement for the decision maker. The plan contains 11 policies and none of them is relevant.

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."

The proposal is considered to comply with these criteria in that it does not cause harm to the significance of the heritage assets or its setting and it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

The application seeks 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.

It will be necessary to consider the proposals against the relevant development plan policies which in this case would be HER SP1 and HER DM1 of the Arun Local Plan and the National Planning Policy Framework.

HER SP1 affirms that the Local Planning Authority will encourage the re-use of vacant or underuse Listed Buildings by approving proposals that contribute positively to their conservation.

HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additional proposals should protect the setting of these buildings.

LISTED BUILDING AND HERITAGE

Paragraph 189 of the National Planning Policy Framework (NPPF) advises that in the determination of applications, the local planning authority should require an applicant describe the significance of any heritage assets affected, including any contribution made by their setting. The applicant has submitted a heritage statement in support of the proposals which includes a description of the listed building and its setting.

When considering the impact of the proposal upon the significance of a designated heritage asset it is identified under paragraph 193 that a great weight should be given to the asset's Conservation (and the more important the asset, the greater the weight should be) irrespective of if the potential harm amounts

to substantial harm, total loss or less than substantial harm to the significance of the designated asset.

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 to the desirability of preserving the building or its settings or any features of special architectural or historic interest which it possesses.

The proposal would involve the extensive internal and external works in order to put the building back into an acceptable state of repair: the general repair and maintenance of external brickwork and roof coverings, insertion of 2 sets of double patio doors within existing window which, as pointed out Conservation Officer in his comments, will result in the removal of historic fabric, however the amount of fabric affected is fairly small, subject to the design. The proposed removal 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, as Conservation Officer stresses. On the other hand, there are some positive elements to the proposal like reinstatement of wooden balustrade to staircase and repair the internal architectural detailing.

Therefore the application is considered to not cause harm to the significance of the heritage assets or their setting and the proposed works are considered to be acceptable.

The concerns of the Conservation Officer regarding the external doors/French doors are addressed pursuant to a conditions.

SUMMARY

Following the comments of the Conservation Officer it is considered that the proposal would not cause harm to the significance of the heritage assets or its/their setting therefore the listed building consent should be granted subject to 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 works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan;

Dwg No 971 - A011A, Block Plan;

Dwg No 971 - A685A, Proposed Side Elevation;

Dwg No 971 - A685B, Proposed Side Elevation;

Dwg No 971 - A675A, Proposed Rear Elevation;

Dwg No 971 - A665A, Proposed Side Elevation (South);

Dwg No 971 - A655A, Proposed Front Elevation;

Dwg No 971 - A315A, Proposed Roof Plan;

Dwg No 971 - A215A, Proposed First Floor Plan;

Dwg No 971 - A115A, Proposed Ground Floor Plan;

Dwg No 971 - A890, Details of Internal Door;

Dwg No 971 - A880, Window Details;

Dwg No 971 - A870, House B Staircase D-D Section;

Dwg No 971 - A820, House A Staircase B-B Section;

Dwg No 971 - A800, House A Staircase;

Dwg No 971 - A810, House A Staircase A-A Section.

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

- 3 No development shall commence until detailed drawings of the staircases will be provided to ensure that this element is appropriate.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 4 No development shall commence until detailed drawings of the external doors/French doors will be provided along with their treatment.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.