

From: Nicola Spencer on behalf of Planning.Responses
Sent: 12 December 2025 17:40
To: Planning Scanning
Subject: FW: P/140/25/L

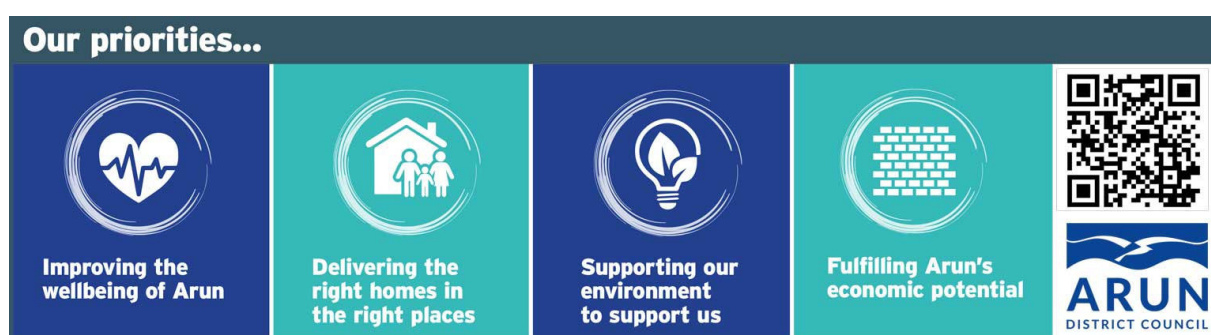
Pl- Consultation- Conservation Officer response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 12 December 2025 17:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: P/140/25/L

P/140/25/L

Salt House Church Lane Pagham PO21 4NX

Listed building consent for the renewable of thatched roof, cement mortar removal, repointing and material replacement in external face of walls.

The Salt House is a detached Grade II listed building situated at the end of Church Lane, on an unmade road overlooking Pagham Harbour. It is located to the north-west corner of the garden of Little Welborne and is believed to date from the 18th century. Constructed of stone rubble, the building is single-storey and features a hipped thatched roof, which contributes to its traditional rural character and visual interest.

Historically, the Salt House played a functional role in the local salt industry. It is located at the eastern end of the Pagham Wall; a historic structure built to control water levels and reclaim pastureland to the north. The building was used to store sea salt collected from salt pans in Pagham Harbour, a valuable commodity at the time, particularly for preserving food such as oysters, which were locally harvested.

During the Second World War, the Salt House was repurposed as a command post when Pagham Harbour was used as a gunnery range and assembly site for Mulberry Harbour sections destined for the D-Day landings. The local Home Guard manned the building and bricked-up openings on the southern and western elevations. These remain as evidence of its wartime use for observation across the harbour.

Following a period of neglect, the building underwent substantial restoration in 1987, led by local volunteers. This included the installation of a new roof structure and thatch, repairs to the stonework using cement mortar, the addition of an external electrical supply box, and the installation of windows.

The building derives its significance as from its architectural and historic interest as both a unique industrial/agricultural building depicting the lost local trade of sea salt production, and due to its associations with the Second World War.

The Proposal

The current application seeks consent for the following works:

1. Replacement of the thatched roof.
2. Repointing and renovation of the external face of the stone walls.

It is evident that the roof structure has already been replaced, resulting in the loss of historic fabric. Similarly, the existing thatch is entirely modern and holds no heritage significance. The proposed works to the thatch, including the use of a flush-style ridge, are therefore considered acceptable.

With regard to the repointing, the submitted Heritage Statement confirms that each area will be assessed individually, and the extent of any replacement or additional stonework will depend on the condition revealed following removal of the existing cement mortar. While this approach is understandable given the current condition and materials, it does raise the possibility of more extensive works than initially anticipated. The proposal will also have a substantial impact on the exterior walls of the structure and could involve significant reconstruction, as large areas of the external face appear to have deteriorated or been lost.

Whilst the current sample is generally acceptable, it is evident that some stones have either been removed or relocated, and having viewed the building it is also unclear how many of the existing bricks will require replacement. Although it will be challenging to prepare fully detailed drawings, it is essential that the quality of the work reflects the heritage status of the building. I therefore recommend ongoing dialogue between myself and the appointed stonemason throughout the duration of the works, including at least one site meeting to review a further sample panel, agree the method to be followed, and confirm the final materials. This will help ensure that the outcome is of a high standard and appropriate to the significance of the listed building. I believe a specific condition should be imposed requiring at least one pre-commencement meeting with the stonemason on site, and for another sample panel.

conclusion

subject to my comments, and the use of appropriately worded conditions, I am of the opinion that the application is considered to not cause harm to the significance of the heritage asset. 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 section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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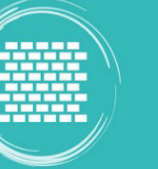
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