

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

REF NO: P/140/25/L

LOCATION: Salt House
Church Lane
Pagham
PO21 4NX

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks listed building consent for the renewal of the thatched roof, cement mortar removal, repointing and material replacement in external face of the walls.
SITE CHARACTERISTICS	The Salt House is a detached Grade II listed building situated at the end of Church Lane, which is believed to date from the 18th century. The building is single-storey, constructed of stone rubble, and features a hipped thatched roof. Historically, the Salt House played a functional role in the local salt industry and was repurposed as a command post during the Second World War.
CHARACTER OF LOCALITY	The property is in a rural location close to Pagham Rife.

REPRESENTATIONS

Pagham Parish Council - No objection.

No responses were received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

- The roof structure has been replaced, resulting in the loss of historic fabric. Similarly, the thatch is entirely modern and holds no heritage significance. The proposed works to the thatch, including the use of a flush-style ridge, are considered acceptable.
- With regard to the repointing, the 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 have a substantial impact on the exterior walls of the structure and could involve significant reconstruction.
- Whilst the sample review on site is generally acceptable, it is evident that some stones have either been removed or relocated, and it is also unclear how many of the existing bricks will require replacement. It is essential that the quality of the work reflects the heritage status of the building.
- Ongoing dialogue is sought with 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. A condition should be imposed requiring at least one pre-commencement meeting with the stonemason on site, and for another sample panel.
- Subject to these comments, and the use of appropriately worded conditions, the application is considered to not cause harm to the significance of the heritage asset.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

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 is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

This application concerns the replacement of the thatch and works to the walls, including the removal of cement mortar, repointing and replacement of materials. The key policies are Arun Local Plan (ALP) policy HER DM1 which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building and its setting, and the heritage policies within the NPPF.

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted heritage information to fulfil this requirement. Paragraph 208 requires the Local Planning Authority to identify the significance of the heritage asset affected by a development. The Salt House is a Grade II Listed Building, dating from the 18th century. The building derives its significance from its architectural and historic interest both as a unique industrial/agricultural building depicting the lost local trade of sea salt production, and due to its associations with the Second World War.

Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

The existing thatch is not historic fabric, and its replacement with flush-ridge style thatch is acceptable. Provision and assessment of details regarding the proposed works to the external walls is made difficult by the current condition and materials of the walls. The Heritage Statement states 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, it raises the possibility of more extensive works than initially anticipated and could involve significant reconstruction, given the condition of parts of the exterior wall.

For this reason, the Conservation Officer seeks on ongoing dialogue with the appointed stonemason, including a meeting on site in order to agree the method and to confirm the final materials. A pre-commencement condition has been added to this consent requiring a method statement, to include final material details. It is recommended that a meeting with the Conservation Officer is sought prior to the submission of this method statement. The condition is considered necessary in order to ensure that the quality of the work reflects the building's heritage significance.

The works to external walls are acceptable in principle. subject to further details of the method and materials. The proposals would help to conserve the building, in accordance with NPPF paragraph 212. Following the provision of acceptable details in respect of the method and materials, the proposals would result in no harm significance of the heritage asset in accordance with ALP policy HER DM1, and the NPPF.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions and informatives.

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

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 and Block Plans PL-01
- Floor Plan, Elevations and Roof Plan SI-01

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

- 3 Before work begins a site meeting shall be held between the Local Planning Authority and the persons responsible for undertaking the works to ensure that appropriate details are submitted (particularly with regard to materials) in order to comply with the conditions attached to the Listed Building Consent and that the condition can be complied with in full. Notification of the date and time of a meeting shall be made in writing to the Local Planning Authority. The meeting can be arranged by contacting conservation.officer@arun.gov.uk.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 Prior to commencement of works to the walls of the structure, a method statement, including precise details of the proposed materials shall be submitted to the Local Planning Authority. The works to the walls shall be carried out in accordance with the approved details.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 5 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 6 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 7 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.