

Planning & Heritage Statement

(including Design & Access)



Pennicotts Farm, Pagham Road,
Pagham, PO20 1LN

November 2021

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1. Introduction

- 1.1. This Statement is written to support an application for Listed Building Consent in relation to proposed internal and external alterations to the building as part of its repair and refurbishment. It considers the planning and heritage implications to demonstrate that the proposal is appropriate and in accordance with relevant planning policies and guidance.

2. The Site, Historic Description and Context

- 2.1. The property is located off a private access road off the Pagham Road, just to the south of its junction with Lower Bognor Road.



Figure 1 - Aerial view of the site (courtesy Google Maps) and site plan

- 2.2. The building that occupies the plot is a Grade II Listed farmhouse known as Pennicott's Farmhouse. It was listed on 20th September 1984 and is 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".



Figure 2 - The front (west) elevation with entrance porch

- 2.3. The property is broadly "L" shaped with a rearwards arm along its southern side, adjacent to which is concrete vehicular drive that leads to farm buildings further to the east.
- 2.4. The two storey building has its main frontage facing westwards onto the unnamed access road, with the main entrance porch centrally placed within this frontage. Attached to the northern side of the main building are several single storey brick elements with pitched roofs, and a glazed conservatory structure to the front, in line with the front elevation. The property has a small front garden with hard surface to its northern end. It is bounded by a low level stone wall to the frontage, which returns along into the side access.



Figure 3 - 1. front/northern elevation, 2. front/southern elevation, 3. inner corner, 4. aerial view of rear

- 2.5. The rearwards arm of the building is also two storeys and has a series of single storey structures with monopitch 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 conservatory addition, brick porch and entrance door, accessed by a path and gap through the southern boundary wall.



Figure 4 - The side (south) elevation with entrance porch and dilapidated conservatory

- 2.6. The inner corner of the building has a timber framed structure that provides a rear porch and entrance from the building into the garden.
- 2.7. The building is in a poor state of repair. Internally it has long been divided and altered to enable its use as two separate houses. The "frontage" house utilises the original front door, and has two living rooms and a kitchen/dining room on the ground floor with 3 bedrooms and a bathroom at first floor level. The "side" house utilises the side entrance porch, and has a lounge, dining room, kitchen and conservatory on the ground floor, with two bedrooms and a bathroom at first floor level. Each house has its own area of private amenity space to the side and rear of the building, with direct private access from rear/side doors.
- 2.8. The property lies alongside a private, single width road accessed from the two way Pagham Road to the north.
- 2.9. The surrounding area is rural in character comprising farmland interspersed with farmhouses and agricultural buildings. The property is not within a Conservation Area and it is outside of the built up area boundary as defined in the Arun Local Plan. It also lies within an area designated as a "gap between settlements".

3. Planning History

- 3.1. The property was statutorily designated as a Grade II Listed Building in 1984.
- 3.2. P/95/20/CLE - In November 2020 a Lawful Development Certificate was granted for the existing use of the building as 2 separate self-contained dwelling houses.
- 3.3. P/123/20/L - In 2020 Listed Building Consent was granted 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.

- 3.4. P/100/21/DOC - In August 2021 details reserved by condition imposed under P/123/20/L relating to condition 3- drawings of staircase & 4- drawings of external doors/French doors were submitted to the LPA, but refused because of the need for further clarity on the extent of the proposed works.

4. The Proposal

- 4.1. This application for Listed Building Consent is submitted to address the comments made by the Conservation Officer with regard to the outstanding details reserved by condition of the Listed Building Consent reference P/123/20/L, and confirms the intention to undertake the additional works as noted by the Conservation Officer.
- 4.2. As the project has evolved, and tender documents prepared, additional works to the consented scheme have been identified as being necessary to ensure the safe and efficient occupation of the building and to improve upon its thermal and energy efficiencies.
- 4.3. As before, external alterations comprise the demolition of the 2 no. existing 1980's conservatories and the general repair and maintenance of external brickwork and roof coverings, and including the insertion of two conservation style rooflights within the rear valley roof. Two sets of double patio doors are also proposed to be inserted within the existing ground floor window openings on the northern elevation of the building.
- 4.4. As before, internal alterations comprise the removal of partition walls, reinstatement of the wooden balustrade to the staircase, and general repair, maintenance and refurbishment.
- 4.5. The tender documents that form this application identify the full extent of the proposed works in addition to the already consented works, including lining of walls, new windows and replacement of lintels.
- 4.6. The level of detail provided in the drawings is sufficient for the works to be undertaken without the need for further details to be provided, but should any further clarification be required during the course of this application, appropriate discussion with the Conservation Officer will be welcomed.

5. Main Planning Considerations

- 5.1. The main planning considerations and the heritage impact of the proposal are addressed below. Where appropriate relevant planning policies have been referred to, as contained within the 2021 National Planning Policy Framework (NPPF) and the Arun Local Plan (July 2018).

Planning Principles

- 5.2. The NPPF applies a presumption in favour of sustainable development and confirms that planning applications (including Listed Building Consents) should be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.3. Paragraph 38 requires Local Planning Authorities (LPA's) to *"approach decisions on proposed development in a positive and creative way."*
- 5.4. Paragraph 119 states that planning decisions *"should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*. Paragraph 120 clarifies that decisions should take opportunities to achieve net environmental gains, and *"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively"*.
- 5.5. The proposal is very much a sustainable form of development that supports the retention of an historic building for residential purposes as it was originally intended.

Heritage Considerations

Heritage Legislation, Policy and Guidance

- 5.6. The National Planning Policy Framework (NPPF) Part 16 provides national planning policy and guidance with regard to the conservation and enhancement of our historic environment. Paragraph 193 states *"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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- 5.7. Paragraph 196 states that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 5.8. The Arun Local Plan, Chapter 16 "Building Conservation and Archaeological Heritage" and in particular Policy HER SP1 confirms the Council's approach to proposals that conserve or enhance the historic environment. It confirms that listed buildings will be given the highest level of protection to ensure that they are conserved and enhanced in a manner appropriate to their significance. The Council will encourage the re-use of vacant or underused Listed Buildings by approving proposals that contribute positively to conservation and will take a pro-active stance to any heritage assets that may be at risk. Policy HER DM1 provides more detail on the approach to proposals affecting statutorily Listed Buildings.

Assessment of Significance

- 5.9. Consideration is required as to the significance of any heritage asset affected by any development proposal, including a consideration of any contribution made by their setting. This Statement therefore provides a consideration of the proposal and of the impact of the proposal on the heritage assets relevant to the site. The relevant heritage asset in this case is that the property is a Grade II Listed Building, albeit in a very poor state of repair.
- 5.10. English Heritage's 2008 "Conservation Principles" confirm that there are four main categories of significance:
- Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* Listed buildings and World Heritage Sites.
 - High – a designated asset important at a national level, including Grade II listed buildings and locally designated conservation areas. The NPPF advises that substantial harm should be exceptional.
 - Medium – an undesignated asset important at local to regional level, including buildings on a Local List (non-statutory) or those that make a positive contribution to a conservation area. This may also include less significant parts of listed buildings.
 - Low – structures or features of very limited heritage value and not defined as a heritage asset. Includes buildings that do not contribute positively to a conservation area and also later additions to listed buildings of much less value.
- 5.11. The heritage asset relevant to this application can be considered to be of high significance. The significance is derived from the Grade II Listed status of the building, although it has been greatly diminished by its poor state of repair, and gradual changes to its fabric and form over the years. The building is listed primarily because of its historical significance and its external architecture and features. The internal arrangements of the building are not referred to in the Listing, and there are no significant features or arrangements within the building that are of particular note or merit. Fireplaces and surrounds, skirting boards, architraves, cornices and mouldings are limited, and where they have been retained, they are at best of medium or low significance.

a) The Impact on the Grade II Listed Building

- 5.12. Careful consideration has been given to the impact of any works on the significance of the Grade II Listed Building.
- 5.13. **Internally** it is apparent that the building has been altered significantly from its original construction, with adaptations and "modernisation" having been undertaken over many years, to suit the ways of life of the occupants.
- 5.14. The works seeks to retain and repair/refurbish any important elements of the Listed Building, or where it is impractical to retain, to replace with similar features and detailing as appropriate,

- 5.15. As before, internal partition walls are proposed to be removed to provide larger rooms suitable for current living standards. Where room layouts are to be altered then existing architraves and mouldings will be retained or repaired where possible. Any new partitioning will be of easily reversible light-weight stud construction. Additional mouldings on new partition walls will also be required to "complete" the room, and these will be constructed of the same materials and design as the originals.
- 5.16. **Externally** the proposed works are as previously consented, with the removal the unsympathetic 1980's conservatory to the southern elevation and the re-instatement and making good of the original building form around it. The removal of the conservatories will have a positive impact on the setting of the Listed Building and its significance and it will allow for improved light and ventilation throughout.
- 5.17. Two of the ground floor window openings on the rear northern elevation are proposed to be altered through the formation of a double set of patio doors to each opening, thereby allowing improved and more conventional access to the rear amenity spaces.
- 5.18. The roofs on the main building and porch structures will be repaired as appropriate, re-using the existing or reclaimed red clay tiles. Where tiles cannot be re-used then replacement identical tiles will be sourced locally. The insertion of two rear rooflights will allow for ventilation and light into the roofspace.
- 5.19. In the light of the current state of the building it is considered that the proposed works will result in an overall enhancement of the building that can only have a positive impact on the significance of the Listed Building. The considerable investment in the repair, refurbishment and beneficial use of the property will ensure its longer term viability and continuation as family accommodation for which it was originally constructed.

b) The Impact on Archaeology

- 5.20. The works to does not require any substantial excavation works and are limited to the existing extent of the building and made land. There is no apparent evidence locally of significant archaeological finds and it is considered that there is no risk of archaeological features being found whilst the works are being undertaken.
- 5.21. As such there will be no impact on archaeological matters and no harm will result to the significance of archaeology as a designated heritage asset.

Heritage Conclusion

- 5.22. Having considered the nature of the proposal in the context of the significance of the heritage assets, it can be concluded that the works will have a positive impact. Even if the Council finds there to be "less than substantial" harm caused to its significance, then that harm is outweighed by the public benefits of the proposal in preventing the building from being placed on the "at risk" register, from securing its continued long term use as family accommodation (for which there is a need), and from the energy efficiency, thermal and

sustainability improvements that will be secured, and from the positive contribution that the works will make to the building in its surrounding context. These factors must outweigh any possible perception of “less than substantial harm” to its significance ¹.

- 5.23. The proposal preserves the special architectural and historic interest of the Listed Building and it therefore accords with both national and local planning policy HER SP1 with regards to impact on heritage assets.

Design and Appearance

- 5.24. NPPF Section 12 seeks to achieve well-designed buildings and places, and acknowledges that good design is a key aspect of sustainable development. Good architecture, layout and appropriate and effective landscaping are fundamental to achieving sustainable development. Proposals can be sympathetic to local character, but appropriate innovation or change can also be supported so as to optimise the potential of any site.
- 5.25. The proposal does not require any significant changes to the external design or appearance of the building, and it will preserve the historic character of the building. There are no concerns with regard to its design or appearance.

The Standard of Accommodation

- 5.26. It is a fundamental objective of this proposal to improve the layout and the standard of the existing accommodation within the building. The proposal seeks to “re-order” and adjust the rooms within the building so that they are laid out and suited to modern day living. All rooms will receive adequate levels of light and ventilation suited for their purposes.
- 5.27. The proposal also offers a substantial opportunity to improve the sustainability and thermal efficiency of the building, thereby improving the standard of living accommodation and reducing the energy costs for the occupants.

Sustainability and Energy Efficiency

- 5.28. NPPF Section 14 identifies how the planning system can support the transition to a low carbon future. The proposal will play a small part in achieving this as the development will enable a refit of the property to seek compliance with current energy efficiency and sustainability standards.
- 5.29. The works will give rise to the potential to reduce carbon dioxide emissions. It will allow for the fitting of water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G2 of the Building Regulations so as to ensure that a maximum of 105 litres of water is consumed per person per day.

¹ NPPF Paragraph 196 states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

The Impact on Neighbouring Properties

- 5.30. Given the remoteness of the building in relation to its neighbours and given the nature of the works, the proposal will not have any adverse impact on the amenities of nearby occupiers.

Parking and Highway Considerations

- 5.31. The proposal will not have any impact on parking or highway safety. It does not result in any increase in floorspace to generate additional traffic or parking demand in the area.
- 5.32. There are therefore no highway safety or parking concerns arising from this development.

Flood Risk

- 5.33. The site is within a Flood Zone 1 with a very low probability of flooding occurring from sea or rivers within the vicinity ². There is therefore a less than 1 in 1000 annual probability of flooding from rivers and the sea.
- 5.34. Localised flooding can also arise from heavy rainfall when surface water cannot be absorbed into the ground or enter drainage systems. Such scenarios are identified by the Environment Agency in their Surface Water Flood Map, which assesses the chance of flooding occurring in any given year as a result of rainfall.
- 5.35. The Surface Water Flood Map shows that the flood risk from surface water at the site is "very low".

High Risk Scenario (dark blue) - 1 in 30 (3.3%) annual probability of flooding
Medium Risk Scenario (medium blue) - 1 in 100 (1%) annual probability of flooding
Low Risk Scenario (light blue) - 1 in 1000 (0.1%) annual probability of flooding

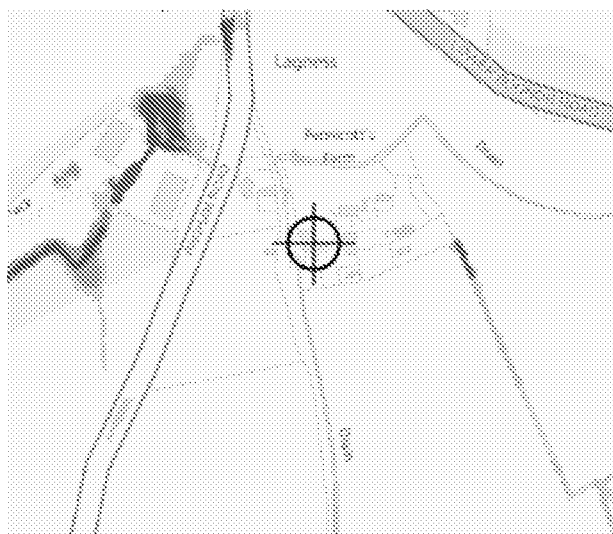


Figure 5 - Extent of flood risk from surface water
(courtesy Environment Agency Flood Risk Mapping)

² Long Term Flood Risk Map for England, Environment Agency, 2020

5.36. NPPF Guidance ³ confirms that minor developments are unlikely to raise significant flood risk issues unless they would:

- have an adverse effect on a watercourse, floodplain or its flood defences;
- would impede access to flood defence and management facilities; or
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

5.37. This is by definition a minor development and it will not impact on existing drainage provision. There are therefore no flood risks or potential for significant impact in surface water run-off associated with this development.

6. Conclusion

6.1. This Statement has been prepared in accordance with the planning and historic environment policies contained within the 2021 NPPF and the Arun Local Plan.

6.2. The external alterations are appropriate in design and appearance to the building and its context, even although the property is not visible from the public domain. There will be no adverse impact on the amenities of the adjoining occupiers, parking demand, pedestrian or highway safety or flood risk.

6.3. The proposal will enable a significant improvement in the quality of the family accommodation to be provided. It will improve the sustainability and the thermal and energy efficiencies of the building. Both the external and internal alterations will have a positive impact in the context of the significance of the Grade II Listed Building, and they will not have any impact on archaeological matters.

6.4. Listed Building Consent can be granted without the need for conditions 3 and 4 of the former consent, as those details are now included within this submission.

6.5. The proposal accords with the requirements of the Local Development Framework and it is therefore respectfully requested that Listed Building Consent be granted.

end.

³ NPPF Planning Practice Guidance on Flood Risk and Coastal Change, Paragraph 047, 15/04/2015.