

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 January 2022 09:27
To: Planning Scanning
Subject: FW: P/165/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Martyn White [redacted] <>
Sent: 17 January 2022 17:43
To: Planning.Responses [redacted]
Subject: P/165/21/PL

P/165/21/PL

Land at Spinnaker View Pagham PO21 3FL

New vehicular access entrance, relocated parking bays, and pedestrian access associated with the redevelopment of the rear of Inglenook Hotel as 9 No. dwellings. This application is in CIL Zone 4 (zero rated) as other development. This application may affect the setting of a Grade II Listed Building

The Inglenook Hotel is a Grade II Listed Building. It is an C.18 or earlier, two storey (with attic) building. Three windows. One large modern gabled dormer. The front elevation is treated with painted stone rubble. There is a modern hipped tiled roof, and a large modern extension which is visible from the side. Further development has taken place to the rear of the building so that the oldest part is somewhat surrounded by modern built fabric. However, the age of the core part of the building, along with its use means that it is considered to be of historic and communal significance.

There are three other Listed Buildings which are located in close proximity to the Inglenook, these are:

- Mill Cottage which is a C18, two storey cottage. It is faced with flints and brick, now painted. Thatched roof. Casement windows.
- Group of Four Barns at Mill Farm. These are C18 buildings, all with thatched roofs.
- 247 Pagham Road is an early C19 two storey, building with red brick and grey headers (alternately), with a slate roof.

All of these buildings are associated with Pagham Road, with the two cottages fronting on to it. These buildings are of illustrative of the development of the village and are of historical (fortuitous) significance.

The Proposal

The current application relates to revised plans regarding a new vehicular access entrance, relocated parking bays, and pedestrian access associated with the redevelopment of the land to the rear of Inglenook Hotel. This affects an area of land within the neighbouring development (Spinnaker View), which is located to the south of the area of land to be developed for housing.

At present pleasant there are a number of mature trees and vegetation which are incorporated within a private garden area to the public house. Not only do they make a positive contribution to the general character of the land within the curtilage of the listed building, they are also considered to help screen the listed building from the site.

The other listed buildings identified above, are located so as to not be directly impacted upon as a result of the proposal. For instance, number 247 Pagham Road is separated from the application site by the recently constructed housing.

The alternate access route for the site will mean that traffic associated with the new houses is no longer brought close to the listed building, or its 'pub garden' area, which is positive from a historic environment perspective. Such a proposal will therefore not cause harm.

Conclusion

Due to the location of the area covered by the current application, along with the presence of, and retention of, the existing trees and vegetation of the neighbouring private amenity space, it is considered that the application does 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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