

From: Nicola Oktay on behalf of Planning.Responses
Sent: 06 June 2025 10:27
To: Planning Scanning
Subject: FW: P/43/25/PL

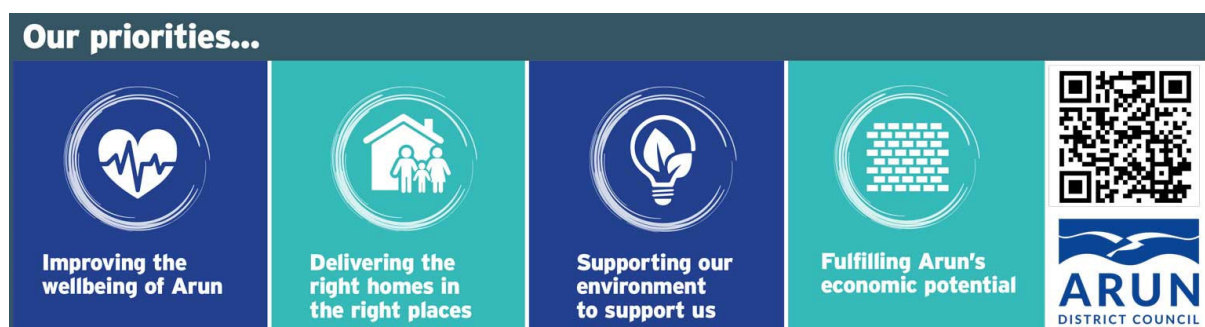
Conservation Officers response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 04 June 2025 17:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: P/43/25/PL

P/43/25/PL

Land to the west of Inglenook Hotel 255 Pagham Road Nyetimber PO21 3QB

Demolition of existing storage buildings and the erection of 6 No dwellings and associated works. This application affects the setting of listed buildings, is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.

A map-based assessment has identified two listed buildings which are of relevance to this application. These being:

- The Inglenook Hotel
- Group of Four Barns at Mill Farm

The Inglenook Hotel

The Inglenook Hotel is a Grade II Listed Building. It is an C18 or earlier, two storey building (with attic). The oldest part of the front elevation consists of with painted stone rubble. There is a modern hipped tiled roof with one large modern gabled dormer.

The building has been extended on a number of occasions including to the side and rear. The result being 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.

It is clear that there has been a significant amount of development in the immediate area, including on land previously owned by the public house. This development has meant that the listed building and its neighbour are now predominantly experienced within a suburban setting/context. They are best experienced from the road to the front where more of the historic fabric can be viewed and appreciated. The rear elevations of the public house being dominated by more modern extensions.

Having reviewed the application details and undertaken a site visit it appears that the curtilage consists of two separate elements; the first being the listed building and associated public garden space/parking; and the second being a private garden area with caravans. It is clear from my site visit that there is a line of trees which divide the customer garden (and neighbouring barns) from the car park and the development site. Some of the mature trees are partially visible from the road to the front of the Listed Buildings.

Group of Four Barns at Mill Farm

The barns are C18 buildings, all with thatched roofs. The main barn runs north and south and is built of ironstone rubble with red brick quoins. A smaller barn to the south east also has ironstone walling, although its north front partly weather-boarded. Another smaller barn to the north east has cobbles and ironstones for the walling. A granary behind the main barn to the west is faced with tarred weather-boarding. These buildings are associated with Pagham Road and are of illustrative of the development of the village. The building derives its significance from its architectural and historical interest.

They sit comfortably in a group and there is a modern flint wall which encloses them within their curtilage. They are visible and predominantly experienced within their curtilage and from the road to the front and side. This is in a suburban and developed context.

Proposal

The proposal is for the construction of *6 No dwellings and associated works*. This development will be in an area of open space between a recently constructed housing estate (on land formerly in the ownership of the applicants) and the listed public house. The site would be completely redeveloped leaving only the pub garden land and car park remaining.

As already identified the listed buildings are now appreciated in a suburban context, with a significant amount of modern development around them. Both the listed public house and neighbouring barns are predominantly experienced from the public realm to their front. As identified in the heritage statement, the street facing side of the Inglenook Hotel holds particular importance to its heritage value, presenting its older northern core. In contrast, the rear elevation has been compromised by large, unsympathetic late 20th Century extensions.

It is clear that the proposed six homes would read as a continuation of the surrounding, suburban housing development, and would bring this built form closer to the listed buildings (the public house and barns). At present the pleasant mature trees and vegetation within the pub garden area and behind the barns, make a positive contribution to the general character of the area. I note that it is acknowledged in the heritage statement that the tree-lined garden of the Inglenook Hotel provides a verdant backdrop to the heritage assets, particularly in views from the north along Pagham Road. This vegetation helps to screen the listed buildings and reduce intervisibility between them and the application site. The result being that the trees effectively screen the listed buildings from the application site to the point that the two areas feel separated with a different character. However, I should point out that it is considered that the identified vegetation/tree screening should remain in order to ensure that there is no inter visibility.

Further, the additional trees to the north and south of the site help to green the general context of the listed buildings. It is positive to note that these would remain as part of any scheme.

Whilst the retention of the existing trees is positive, it is thought that additional vegetation could also be provided along the boundary with the pub car park as part of any scheme in order to further soften its impact to the surrounding area.

The design of the buildings seems to be acceptable in that it reflects those newly constructed to the west. Although this is subject to the use of traditional materials and construction detailing. Both of which can help to ensure that a successful scheme would be created. Such details can be provided as part of appropriately worded conditions.

The result of this vegetation, along with the fact that the listed buildings are predominantly viewed and experienced from the road to the front would mean that it has been concluded that no harm would arise to the overall heritage significance of these assets, via a change in its setting.

Conclusion

On balance, it is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets, and therefore not harm their significance. As a consequence, the application 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).

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