



W H A L E B A C K

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Arun District Council
Planning Department
By Email

16 July 2019
Ref: WI830-LBC

Dear Sir/Madam

Covering Letter & Heritage Statement
Listed Building Consent
Inglenook Hotel, 255 Pagham Rd, Nyetimber, Bognor Regis PO21 3QB

The accompanying Listed Building Consent application seeks consent to demolish a small, modern extension to the south side of the Inglenook Hotel as well as a short section of curtilage-listed wall.

Heritage Statement

The Historic England Register of Listed Buildings records the following description:

SZ 89 NE PAGHAM PAGHAM ROAD, 20/499 NYETIMBER (west side)

The Inglenook Restaurant

Grade II

C18 or earlier. Two storeys and attic. Three windows. One large modern gabled dormer. Stone rubble, now painted. Modern hipped tiled roof. Casement windows.

Listing NGR: SZ8919898722

Arun Maps GPS Service identifies the Inglenook (as well as other listed buildings to the north):



Demolition of Chair Store

The modern 'chair store' extension was approved on 2nd January 1990 under Listed Building Consent reference: **P/I09/89/L**: "Application for Listed Building Consent for the erection of a chair store".

The reason for the demolition is to provide safe access to a development to the rear of the Inglenook Hotel – the subject of a separate planning application.

As a recent extension to a modern hotel structure to the south of the historic building, it is not considered that its demolition is harmful to the heritage asset nor controversial in planning terms.

The resultant southern elevation of the Inglenook Hotel will be restored to its original form, prior to the 1990s extension, in matching materials inside and out.

Demolition of Curtilage Listed Wall

A small 2.25m section of the wall to the front of the Inglenook Hotel at the left-hand (southern) part of the site adjacent to the existing access lane is required to be removed. The reason for removal is to provide safe access to a development to the rear of the Inglenook Hotel – the subject of a separate planning application.

This part of the wall appears to have been rebuilt in recent times, presumably as a result of continual damage arising from historic and ongoing access to the rear of the site via the adjacent lane.

The wall is some distance to the south of the historic part of the building and is not considered to contribute significantly to its setting. It is already compromised from having been rebuilt in the past and its modification would not cause harm to the heritage asset of the main building.

The modified wall would end directly in line with the southeast side of the hotel building and finished using identical materials and details to the existing wall. Stones and bricks will be re-used and laid in matching lime mortar.

Wall at present:



If we can provide any further information, please do not hesitate to let us know.

Kind Regards,

GGiles

Gareth Giles MRTPI
Director

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