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**Sent:** 28 August 2019 14:02  
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**Subject:** P/53/19/L

### **P/53/19/L**

Listed building consent for the demolition of modern side extension & 2.25m of boundary wall.

The Inglenook Hotel is a Grade II Listed Building. It is an C18 or earlier, two storey (with attic) building. The front elevation of the older part of the building is treated with painted stone rubble. There is a large modern extension which is visible from the neighbouring road. The roof is covered with tiles. A front garden area is enclosed with a boundary wall. One section of the wall is constructed with flint and brick, and the other section is coursed rubble stone.

The age 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.

These buildings are of illustrative of the development of the village and are of historical (fortuitous) significance.

### **Proposal**

There are two elements to the proposal; the demolition of a modern single storey side extension, and the demolition of a 2.25m section of walling. I note that the material from the area of wall to be demolished will be re-used on a new section of walling which would link the remaining wall to the public house. These elements shall be discussed in turn.

#### Demolition of the single storey extension

The extension is small in scale and constructed approximately 30 years ago. It is itself attached to another modern, much larger extension. As a consequence, the proposal will not affect any historic fabric, or result in works which will negatively affect the character of the building. It is therefore considered that this element will not harm the significance of the building.

#### Demolition of a 2.25m section of walling

At present the wall forms a pleasing means of enclosure for the site and is visible on the street scene. It is a useful reminder of the historic curtilage of the site.

The section of the wall which is covered by this application consists of coursed 'rubble' stones. On inspection, it might be that the building material is that of 'Bognor Rock', which is traditional to the local area, and worthy of retention.

It appears as if the wall has been altered over time with the coping material varying along the length of the wall. I also note that the Heritage statement implies that the section of walling to be demolished has been rebuilt in recent times.

The revised proposal is to use the material removed from the demolished section of walling to create a new element which will link the remaining section of walling to the public house. The concept of re-using the existing material on site, whilst also ensuring that the wall is incorporated into the public house is an acceptable approach.

All of the existing materials should be carefully removed from the wall and stored prior to their re-use. Details of any new materials should be provided by the applicant in order to ensure that they reflect the existing ones. Further, you may wish to condition a sample panel or similar in order to ensure that the quality of the new section reflects that of the existing.

On balance, it is considered that the works to the wall will not harm the significance of the listed buildings.

## **Conclusion**

The application is considered to 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 sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).