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To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: P/58/19/PL

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The Inglenook Hotel is a Grade II Listed Building. It is an C18 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.

Having reviewed the application details and undertaken a site visit it appears that the site has been divided up into three separate elements; the listed building and associated public garden space/parking; a private garden area with caravans and substantial tree screening; and an area of paddock land.

It is noted that a small section of the design and access statement is related to the heritage assets of the site. It is brief and provides little information.

Proposal

The proposal is for the construction of 9 new houses on the element of paddock land to the rear of the site. The homes will be a mixture of detached and semi-detached units.

It is noted that there is a separate application to undertake works to the listed building and part of its curtilage structure. Separate comments have been prepared with regards to that application.

This development will result in the area of open space being completely redeveloped for residential development.

At present the pleasant mature trees and vegetation which are incorporated within the aforementioned private garden area, make a positive contribution to the general character of the land within the curtilage of the listed building. Further, they are also considered to effectively screen the listed building from the application site to the point that there is little inter visibility between the two.

It is considered that such vegetation/tree screening should remain in order to ensure that there is no inter visibility. The development should be designed so that it does not impact upon these trees either during or after construction. There is a concern that future residents would request that the trees are removed or pruned so that their impact is lessened. However, it is thought that additional vegetation could also be provided for as part of any scheme in order to further soften its impact to the surrounding area.

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 neighbouring development.

The existing access route for the rear carpark will be utilised which will mean that traffic is brought close to both the modern element of the listed building, as well as its 'pub garden' area. I note from the plans that the intention is to replace the existing vegetation and replace it with something more in keeping with the listed building. Such a proposal is considered to be acceptable, subject to details.

The design of the buildings seems to be acceptable, subject to the use of traditional materials and construction detailing. Both of which can help to ensure that a successful scheme would be created. If minded to approve the application both would need to be provided to the council by way of condition.

Conclusion

Due to the presence of, and retention of, the existing trees and vegetation of the private amenity space it is considered that, on balance, 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 section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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