

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: Y/42/26/L

LOCATION: Bonhams Farm House
Main Road
Yapton
BN18 0DX

PROPOSAL: Listed building consent to add channel drain across the front elevation in front of the stable space, add wood floor and battens over new bed 2 (former garage) and stable floor, replace main stable door with compliant painted double glazed timber door in similar style but with glazed panels in the top half and add removable slimline secondary glazing inside 3 retained timber windows in the stable space (resubmission following Y/39/25/L).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.

SITE CHARACTERISTICS

Bonham's Farmhouse and Bonham's Barn both appear on the Tithe Map of Yapton. There is also a further building to the rear of the farmhouse which is curtilage listed and was most likely to have been stables. The barn has been converted into residential use, with the principal elevation now facing east towards Bonham's House.

Bonham Farmhouse is a large, two storey detached house, Stuccoed with a large, steep pitched slate roof. It was constructed in the early C.19 and is of a mainly Regency style, with a Victorian bay window on the western side of the property. The primary elevation of the building is south-facing and it has stone quoins at the corner of the property. The windows are large timber multi-paned sashes, whilst the entranceway is set within a large open porch with iron columns and tent-shaped canopy.

The farmhouse sits within its own plot and set back from the road with a private driveway. It is largely screened from the street by a tall hedge and as a result, the visibility is limited to views up the driveway and of the first floor of the house.

The stable block (application site) forms part of a larger barn building which is located to the rear of the listed farm house. It is a single storey building with a pitched slate roof, multipaned timber windows and set of painted timber garage doors.

The farmhouse derives its significance from its architectural and historical interest. It also has a high degree of aesthetic

CHARACTER OF LOCALITY

interest and represents the changing style of rural farmhouse architecture, with this building being a much more formal building than earlier farmhouse predecessors.

The listed building is located to the west of the Yapton Main Road Conservation Area. The village was developed along this principal route and, together with Church Road and North End Road, there is a variety in the age and style of buildings. Most are two storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area. The contrast between road fronted development and large residences, e.g., Dyers Croft and Beri Court set in their own grounds, also contributes to the character of the area. The majority of buildings date from the seventeenth and eighteenth centuries, however, the Yapton Free Church and Old Canal are early nineteenth century in date.

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Areas. However, there are stretches of estate style fencing in the western part of the conservation area, which are important features. Chimneys are also important features of the skyline.

Bonham's Farmhouse and Barn, together with the field entrance to the south with its iron fencing, are attractive and important features at the entrance to the village from the west.

The significance of the conservation area is derived mainly from the built environment which reflects and illustrates the village's historic appearance when agriculture was the main economic driver. Its rural and historic character are represented by the loose grain of development and the types of buildings and building materials which are present in the area. Further significance is derived from the presence of the historic Arundel and Portsmouth Canal and bridge structures which demonstrates the historical growth and development of the village in the late nineteenth century.

RELEVANT SITE HISTORY

Y/38/25/PL	Change of use of central and upper part of stable block into self-contained accommodation for ancillary domestic use to include general refurbishment. This application affects a listed building, may affect the character and appearance of the Main Road/Church Road Conservation Area and is in CIL Zone 2 and may be CIL Liable.	ApproveConditionally 14-08-25
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Y/39/25/L	Listed building consent for the change of use of central and upper part of stable block into self-contained accommodation for ancillary domestic use to include general refurbishment.	ApproveConditionally 14-08-25
Y/6/19/HH	Construction of swimming pool and surround. This application affects the character & appearance of the Yapton Conservation Area. This application may affect the setting of a Listed Building.	ApproveConditionally 02-04-19
Y/7/19/L	Listed building consent for construction of a swimming pool and surround.	Withdrawn 27-02-19

Planning history noted.

REPRESENTATIONS

Yapton Parish Council - No response received.

Arun Conservation Area Advisory Panel - No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER: The current proposal is a revision to an approved scheme. Having had the opportunity to remind myself of the site and proposals, I note that the design for the original proposal was amended during the lifetime of the application after I provided consultation comments. This included the introduction of a new room on the ground floor. The current proposal seeks to amend the design of certain elements of the approved scheme.

Whilst the revision to the approved scheme would look to be acceptable, it is not clear what the double-glazed timber door/window behind the garage doors would look like, as no elevations have been provided and only the closed garage doors are shown on the submitted drawings. Likewise, I will need to see further information on the new stable door. I have requested a condition.

I would also wish to be reassured that the proposed timber flooring would not cause any harm to the existing floor, which is to be retained beneath. For instance, will it enable the floor to breathe and therefore not deteriorate as a result of trapped moisture? I would also want to be assured that no fixtures or fittings will be attached to the brick cobbles.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Further information was sought following the Conservation Officer's response. Having reviewed the information provided, the Conservation Officer states it appears that the proposed floor construction retains the historic brick floor in situ beneath the new flooring and has been designed using breathable materials throughout. The submission also states that the geotextile membrane will prevent the insulation fill from clogging the joints between the historic brick setts, thereby preserving the historic floor for future reversal. On the basis of the information submitted, I have no conservation objection to the proposal.

Furthermore, the condition requiring door details is no longer required, as the additional elevations appear acceptable. It is noted that the new bedroom window/door openings are preferred with a flush design.

POLICY CONTEXT

Conservation Area.
Grade II Listed Building.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

HERITAGE

The site is a Grade II Listed Building located within the Yapton Main Road Conservation Area as a result the proposal is considered under Arun Local Plan policies HER DM1, HER DM3 and HER SP1 and the National Planning Framework (NPPF).

Policy HE5 of the NPPF (2026) states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The applicant has satisfied this requirement in their Heritage Statement.

Policy HE6 of the NPPF (2026) states when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Policy HE9 of the NPPF (2026) states development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

The Conservation Officer has confirmed that the scheme is acceptable, including the further details of the stable door and elevations that have since been provided. The proposed timber flooring would not cause harm to the existing floor, which is to be retained beneath. As such, the proposed works would have a neutral impact on the listed building and are acceptable in accordance with Arun Local Plan policies HER DM3, HER DM1 and HER SP1, and the NPPF (2026).

SUMMARY

The proposal is in accordance with the relevant development plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Long Section Proposed KD.010D
Proposed Ground Floor Plan KD.002D
Proposed Front Elevation KD.008C
Proposed Long Section KD.010C
Proposed Front Elevation KD.008C
Sections 1 KD.012C
Sections 2 KD.014B
Thresholds KD.201

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.
- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.
- 4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.
- 5 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.