

PLANNING APPLICATION REPORT

REF NO: P/53/19/L

LOCATION: Inglenook Hotel
 253-255 Pagham Road
 Pagham
 PO21 3QB

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
BOUNDARY TREATMENT	Boundary wall constructed with flint/brick and coursed rubble stone to the front, hedgerow to the side.
SITE CHARACTERISTICS	Grade II Listed Building with a large two storey modern extension to the south and a small single storey side extension attached to the modern extension. Front garden with boundary wall situated on the western side of Pagham Road.
CHARACTER OF LOCALITY	Built up area, mix of predominantly residential and commercial use. Three other Listed Buildings are located in close proximity to the Inglenook.

RELEVANT SITE HISTORY

P/58/19/PL	Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed buiding.	
P/129/98/L	Application for listed building consent for removal of stair and alterations to bathrooms	ApproveConditionally 10-03-99
P/93/98/L	Application for Listed Building consent for single storey front kitchen extension, single storey rear restaurant extension, first floor extension on flat roof partly for bathroom, partly to increase size of bedroom.	ApproveConditionally 16-12-98
P/92/98/	Single storey front kitchen extension, single storey rear restaurant extension, first floor extension on flat roof	ApproveConditionally 16-12-98

Site history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

No objection.

30 letters of objection raising following concerns:

- The entrance will be very restricted; some existing car park spaces will be lost, restricted visibility.
- The additional access point will multiply the danger.
- It would be total disregard for listed buildings.
- The demolitions are for the purposes of development on land behind the Inglenook.
- It would create two entrances side by side.
- The demolition will not provide adequate access to the proposed development to the rear.
- This listed building should be protected from this constant barbaric changes.
- This application should be read in conjunction with planning application P/58/19.
- Changes to this historic building can only be to its detriment as a well known and well used hotel.

COMMENTS ON REPRESENTATIONS RECEIVED:

The majority of the concerns are not relevant to this application for a listed building consent. The Heritage statement implies the section of walling to be demolished has been rebuilt recently and the chair store is a new extension attached to another extension not to original building.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer comments:

The Hotel is a Grade II Listed Building. It is a 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 visible from the neighbouring road. A front garden area is enclosed with a boundary wall. One section of the wall is constructed with flint/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 with the other three Listed Buildings which are located in close proximity.

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.

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

At present the wall forms a pleasing means of enclosure for the site and is visible in the street scene. The section of the wall consists of coursed 'rubble' stones. It appears as if the wall has been altered over time with the coping material varying along the length of the wall. 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, whilst ensuring the wall is incorporated into the public house is an acceptable approach.

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

It is considered the works to the wall will not harm the significance of the listed building and 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. The contents of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) should be taken into account.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

5km Buffer for Site of Special Scientific Interest Pagham Harbour
20 km Buffer for Site of Special Scientific Interest Bognor Reef
Pagham Harbour Zone B
Within Built Up Area Boundary
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
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 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.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings & 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 of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application seeks Listed Building Consent for the demolition of modern side extension and 2.25m of boundary wall. It will be necessary to consider the proposals against relevant development plan policies which in this case would be HER DM1 of the Arun Local Plan and the NPPF.

HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additional proposals should protect the setting of these buildings.

LISTED BUILDING AND HERITAGE

Paragraph 189 of the National Planning Policy Framework (NPPF) advises that in the determination of applications, the local planning authority should require an applicant describe the significance of any heritage assets affected, including any contribution made by their setting. The applicant has submitted a heritage statement in support of the proposals which includes a description of the listed building and concludes that the proposals could be considered sympathetic to the listed building.

When considering the impact of the proposal upon the significance of a designated heritage asset it is identified under paragraph 193 that a great weight should be given to the asset's Conservation (and the more important the asset, the greater the weight should be) irrespective of if the potential harm amounts to substantial harm, total loss or less than substantial harm to the significance of the designated asset.

Paragraph 193 of the NPPF reflects the requirements of Section 16(2) of the Planning (Listed buildings and Conservation Areas) Act 1990 (as amended) which identifies that when considering whether to grant listed building consent for any works, the Local Planning Authority or the Secretary of State shall have

special regard to the desirability of preserving the building or its settings or any features of special architectural or historic interest which it possesses.

The works would involve the demolition of a modern single storey side extension. The extension is small in scale and constructed approximately 30 years ago. It is attached to a 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.

The wall forms a means of enclosure for the site and is visible on the street scene. The 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 therefore the works to the wall will not harm the significance of the listed buildings.

SUMMARY

Given the scale, a nature of the proposed development and the way how it would be implemented it is considered, that the proposed works would not have an adverse impact on the appearance, character or historic fabric of The Inglenook Hotel, therefore the listed building consent should be granted.

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:
DRW 30 'Location Plan'
DRW 31 Rev A 'Plan and Elevation of Existing & Proposed Wall'
DRW 34 'Block Plan as Proposed'

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The wall shall be re-built in the position shown within 2 years following the demolition of the current wall. All existing materials shall be carefully removed from the wall and stored prior to their re-use. Details of any new materials shall be submitted to and approved in writing by the Local Planning Authority and a sample panel shall be erected on site to be approved by the Local Planning Authority prior to the construction of the wall. The new wall will be implemented in accordance with the approved sample panel and material details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework and policies HER DM1 and HER SP1.

BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going](#)

to <https://www.arun.gov.uk/weekly-lists> and entering the application reference or directly by clicking on this link.

P/53/19/L - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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