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Development Control – Delegated Officer Report

Application Number: ADC/0285/09 Recommendation - Permit

Site: **Old Erringham Hall Steyning Road Shoreham-by-Sea West Sussex**

Proposal: **Two-bay oak-framed barn for use as garage**

The Application

The application relates to a grade II listed 16th Century former Hall, which has been converted into a residential dwelling.

The dwelling itself sits amongst a former Saxon settlement of some archaeological significance. Adjacent to the boundary of the site are the remains of a chapel, also grade II listed, which has been converted into a barn and now is a garage for the use of No. 3 Fairview Cottages, to the South of the site. The Chapel remains are also on the English Heritage list of Scheduled Monuments and represent the only intact remains of the Saxon settlement.

The C16 former Hall is comprised of the building constructed in flint and stone, with red brick dressings. The floor plan is an 'T' shape with one projecting two-storey gabled bay in the centre of the west elevation. There is a steep plain clay tiled roof with a pair of large projecting chimney stacks on the north side gable, and one to the south elevation. The entrance to the dwelling is to the east end of a 30m long shingle driveway, with the front door located on the north side of the west side projection. The house is surrounding on the west, south and east side by its garden, bounded by a flint wall of varying height to the west. In front of this wall, on lower sloping ground, is a paddock which extends down to the boundary of the site with the main access road further to the west. In the NE corner of the paddock, adjacent to the flint garden boundary wall sits an existing hardstanding, 8m wide, by 7m deep.

Permission is sought to erect a two-bay, oak-framed barn for use as a garage. The barn would be located on the existing hardstanding in the NE of the paddock and would be, 6m wide, by 5.5m in depth, with a ridge height of 3.9m. The barn itself would be open fronted with a catslide roof, and with gable ends. The structure would be on a 0.3m high brick plinth with oak framed bays with exterior oak boarding and a reclaimed clay tiled roof.

The site is relatively isolated at the top of an access track which extends from Steyning Road and the River Adur valley. The accessway and entrance to the house are screened from the main road and river valley by thick trees. Whilst this accessway is on a relatively steep gradient the application dwelling itself is located atop a flat section of Downland spur further increasing the secluded setting.

To the North of the dwelling is located Old Erringham cottage a relatively modern property in comparison to its surroundings. The house is brick built with a tile hung first floor, with two integral single garages. To the south are three 1930's farm workers cottages (No's 1-3 Fairview Cottages). The surrounding area around the residential curtilages is comprised of the fields and farm outbuildings of Erringham Farm.

Consultations and Representations

English Heritage: The Inspector of Ancient Monuments has been consulted on the application and states that the proposals technically lie outside the scheduling consent area, and consequently the application would not require an application for scheduled monument consent. However, it is assumed that, in view of the close proximity of the development to the scheduled monument, any ground works entailed in construction would impact an area of high archaeological potential. It is therefore assumed that the local authority archaeologist would wish to secure appropriate provisions for archaeological mitigation in this case by standard planning condition. In this context it is noted that the proposed re-use of an existing concrete slab base should minimise archaeological impact.

The proposed construction is based on a form of generic, simple vernacular timber-framed design, which is amply represented in a number of local post-medieval farm buildings. It is unobtrusive in terms of finish, roof height, elevation detail and vertical scale, and therefore broadly appropriate to the setting of the scheduled monument and of those listed historic structures comprising the existing shrunken settlement. On the basis of this assessment, and of the limited implications for the buried archaeology of the site, they are supportive of the application.

West Sussex County Council: The Conservation Architect states that the size and scale of the garage will not adversely effect the setting of this important listed house.
The Archaeological Officer states that the proposed re-use of the existing concrete base slab should mean that there are no archaeological implications requiring monitoring and intervention but they request that it is confirmed whether there will be any ground disturbance due to service trenches etc. which will require archaeological monitoring.

South Downs Joint Committee: The Committee states that the site is very sensitive in terms of landscape, archaeology and built heritage and that it is a pity a design and access statement does not accompany the application. Subject to no objections being raised by English Heritage or the archaeological advisors, there would be no objection, subject to a condition on the materials to be used, including the use of handmade clay tiles (although these do not have to be reclaimed as stated on the application).

Adur District Conservation Advisory Group: No objection.

Third Parties: There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB1, AB11, AC2, AC3, AH7.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

Policies
There is a statutory duty to have special regard to the desirability of preserving the setting of listed buildings as reflected in Local Plan policy AB11, which requires that new development within the setting of a listed building should be of a design and use materials that do not adversely affect the setting of that building. Policy AB1 requires the preservation of archaeological features, paying special regard to safeguarding their fabric and setting against damage and discordant development.

With regards to the location of the site policy AC2 is relevant where it covers development within the Sussex Downs AONB. It states that only in compelling circumstances will development be permitted, and that any development which would be harmful to the visual quality and distinctive characteristics of the area will not be permitted.

The Government's objectives for sustainable development within rural areas are set out within Planning Policy Statement 7. The emphasis of this guidance is to raise the quality of life and the environment in rural areas through the promotion of, amongst other things: thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods; good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and continued protection of the open countryside for the benefit of all, with the highest level of protection for the most valued landscapes and environmental resources. With regards to designated areas such as AONB's and National Parks the conservation of the natural beauty of the landscape and countryside should be given great weight in development control decisions.

PPG15 ' Planning and the Historic Environment' gives guidance specifically to Listed Buildings, where it is considered that the setting is often an essential part of its character. Some historic buildings stand on ground which contain

archaeological remains, and it is important in such cases that there should be appropriate assessment of the archaeological implications of development proposals before applications are determined; and that, where permission is to be granted, authorities should consider whether adequate arrangements have been made for recording remains that would be lost in the course of works for which permission is being sought.

PPG16 states that archaeological remains are irreplaceable, and that these remains vary enormously in their state of preservation. Less obvious archaeological remains, such as ancient settlements and field systems, are also to be found across large parts of the country, and should be seen as finite and a non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.

Affect on the rural character of the AONB and National Park
With regards to whether there is a need for the barn given the sensitivity of the location. Consideration must be given as to the circumstances in which the barn will be used, and the appearance of the existing site. The applicant outlines within their supportive statement that the barn will be used for the parking of cars and for the storage of garden equipment which will need to be housed undercover. The barn would also be used for the storage of bicycles, a motorbike, refuse and recycling bins and other garden paraphernalia.

It is considered that in this instance the circumstances regarding the need for the shed are compelling. The storage undercover of the variety of vehicles and the garden equipment as outline by the applicant would be an improvement on the overall appearance of the site. Currently the wheelie bins sit on the existing hardstanding, as does the applicants motorcycle. The other vehicles are parked at the far end of the drive directly in front of the listed building.

Whilst it is unlikely that all vehicles will be parked in the barn, the storage of general garden equipment and bins within the barn is considered to be acceptable in this case given the sympathetic vernacular design of the proposed structure.

As to the effect on the visual quality and distinctive characteristics of the area. The barn would be located within the confines of a residential curtilage, in a secluded site unseen from the main A283 Steyning Road and Adur Valley to the west, and from Mill Hill and higher parts of the Downs to the east. The proposed barn would be well screened by the existing flint wall and is sited on lower ground than that of the existing house. Thus it is considered that the overall visual quality of the AONB and South Downs National Park would not be detrimentally affected.

Affect on the Listed Building
The barn would be site directly onto the existing hardstanding which is located on lower ground than that of the house and the garden on the immediate east

side of the boundary wall. The height and vertical scale of the proposed building are not considered to be overly large in comparison to the listed building. The barn itself would be first viewed from the SW as the access road exits the tree covered roadside embankment 25m away. This distance would provide adequate separation to prevent the barn from having an overbearing effect on the appearance of the front of the listed building.

The design of the barn and materials proposed to be used are considered to be sympathetic to the appearance of the listed building, and appropriate given the sensitive nature of its setting, however a condition requiring a full schedule of samples is recommended.

Affect on the Scheduled Ancient Monument
As stated the proposed barn would be sited directly on top of an existing hardstanding. The construction methods and design of the barn would be such that no addition foundations would be required. The applicant has confirmed that the barn will not be connected to mains water or electricity, and will consequently not require any disturbance of the surrounding ground in the form of service trenches etc.

It is considered that a relevant condition should be placed on any approval which would require immediate consultation with the Council should any disturbance of the hardstanding or surrounding ground be required as a result of erecting the proposed barn.

English Heritage have confirmed that the location of the proposed barn would be outside the scheduled monument defined boundary where an application for SMC would be a requirement. As stated it is considered that the scale form and use of materials is appropriate for the setting, consequently the proposals would not have an adverse affect on the setting of the ancient monument.

Recommendation

APPROVE for reason that :-

The barn hereby permitted would preserve the character of the listed building, its setting and any features of special architectural, archaeological or historic interest. It would not be harmful to the visual quality and distinctive characteristics of the Area of Outstanding Natural Beauty and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Plan (AG1, AB1, AB11, AC2 & AH7)

1. C1Ci
2. C14Aii (01.09.09 – AB1 of the ADLP)
3. C12Aii – amended
   ...unless and until samples of materials and finishes to be used....

4. C14Dii - amended
Should, during the period of construction of the barn hereby approved, the existing hardstanding or ground immediately surrounding the development site need to be disturbed, broken or lifted, then no further development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority.
Reason: *The site..etc (AB1)*

Case Officer: [redacted]
Date: 02.10.09 RB 2/10/09

ENGLISH HERITAGE

SOUTH EAST REGION

Mr Carlos Hone
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ADUR D.C.
CHIEF EXECUTIVE'S
DEPARTMENT
- 1 OCT 2009

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Our ref: P00078271

28 September 2009

Dear Mr Hone

Notifications under Circular 01/2001 & GDPO 1995
OLD ERRINGHAM HALL, STEYNING ROAD, SHOREHAM-BY-SEA, ADUR, WEST SUSSEX, BN43 5FD
Application No ADC/0285/09

Thank you for your letter of 2 September 2009 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice
The application concerns proposals for the construction of two-bay oak-framed building at Old Erringham Hall for use as a garage. The proposed development site lies outside, but immediately adjacent to, the western constraint boundary relating to scheduled ancient monument 29233: Shrunken Medieval Settlement at Old Erringham , and within the visual envelope of Grade II-listed Old Erringham Hall.

Since it technically lies outside the scheduling constraint area, the application would not require an application for scheduled monument consent. However, it is assumed that, in view of the close proximity of the development to the scheduled monument, any ground works entailed in construction would impact an area of high archaeological potential. It is therefore assumed that the local authority archaeologist would wish to secure appropriate provisions for archaeological mitigation in this case by standard planning condition. In this context it is noted that proposed re-use of an existing concrete base slab should minimise archaeological impact.

The proposed construction is based on a form of generic, simple vernacular timber-framed design, which is amply represented in a number of local post-medieval farm buildings. It is unobtrusive in terms of finish, roof height, elevation detail and vertical scale, and therefore broadly appropriate to the setting of the scheduled monument

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and of those listed historic structures comprising the existing shrunken settlement. On this basis of this assessment, and of the limited implications for the buried archaeology of the site, I am supportive of this application.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Yours sincerely

[redacted]

Richard Massey
Inspector of Ancient Monuments
E-mail: richard.massey@english-heritage.org.uk

cc

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