Historic England

Mr Peter Barnett
Adur District Council
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West Sussex
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Direct Dial: 0207 973 3700

Our ref: P01069388

28 May 2019

Dear Mr Barnett

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

OLD FORT, FORTHAVEN, SHOREHAM-BY-SEA, WEST SUSSEX
Application No. AWDM/0566/19

Thank you for your letter of 8 May 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice
The proposal is for permission to permanently retain a WWII style Nissen hut and a food hut that were previously approved for a 5 year temporary period under AWDM/1560/14. Both huts are proposed to continue to be used as an education facility in connection with the Scheduled Monument.

When we were initially consulted on the installation of these two structures (under AWDM/1560/14), we advised that they did cause some harm to heritage significance, because they obstructed key views and appreication of the morphology of the Victorian Fort. We did nevertheles acknowledge the value of the huts for educational purposes. We considered that this educational value outweighed the limited harm they caused to heritage significance and we therefore had no objection to their retention for five years. Our advice was that for as long as the huts retained an educational use they should stay; but if this use were to go then the huts should too.

The current planning application proposes to continue to use the huts for educational purposes; and to permanently retain them on the site. As per our previous advice, we do not have any objection to the retention of the huts - so long as their educational function/use is also retained. However, we think that if the huts are in the future not used for educational purposes they should be taken down. Similarly, if the applicant succeeds in gaining consent for a new (educational) building the huts should also be taken down, i.e. not re-purposed for a storage or other function.

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We do not have any objection to the retention of the huts, however we think that - if you are minded to grant permission - you should ensure that provision is made to enforce the removal of the huts, were their educational use ever to lapse. For instance, this may be achieved by explicitly conditioning the use/function of the huts; and ensuring that a change in use of these structures would require planning permission in its own right.

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



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cc: John Mills, County Archaeologist, West Sussex County Council

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