From:	Christina Emerson <christina.emerson@spab.org.uk> on behalf of Christina Emerson
Sent:	08 November 2023 16:15
To:	'planning@adur-worthing.gov.uk'
Subject:	Upton Farm House, Upper Brighton Road, Sompting, West Sussex, BN14 9JU - AWDM/1313/23

Attn: Hannah Barker
Your ref: AWDM/1313/23
Our ref: 188595

Upton Farm House, Upper Brighton Road, Sompting, West Sussex, BN14 9JU
Application for Listed Building Consent for Proposed conversion of the existing flint and brick barn into ancillary accommodation

Thank you for notifying the SPAB of this application for listed building consent, we apologise for the delay in replying.

Having viewed the supporting documentation online, we wish to register our objection to the application on the basis that it entirely fails to assess either the significance of the curtilage listed heritage asset or the impact of the proposed changes on the building. This information is essential for a proper understanding of the impact of the proposals. We note that the main house has a C18 front, with the interior and rear 'probably considerably earlier' according to the list description. It is very possible that the outbuildings pre-date the re-fronting and are therefore of considerable antiquity.

Paragraph 194 of the National Planning Policy Framework (NPPF) states that in determining applications, local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution to their setting. We would suggest that the applicant is asked to provide a more detailed and authoritative statement, including a thorough impact assessment. This piece of work should be carried out by a building historian with experience of compiling Heritage Statements and should include internal photos.

The heritage statement should explain the impact of the following interventions in particular:

-the replacement of the flint wall to the east end. What is the age/significance of the wall and why does it need to be replaced?

-the age/materiality/significance of the internal partitions, which are to be removed in their entirety. This may well be the original central cart bay. We are concerned that this will result in harm to the significance of the heritage asset as a result of the destruction of historic fabric and the reduction in legibility of the original plan form.

-the loss of fabric and visual impact associated with new openings: particularly the large opening to the rear which will be out of keeping with the simple agricultural vernacular of the building.

A further concern is the absence of information in relation to the detailing of the design (internal walls, doors, junctions with historic fabric, etc) and the materials that will be used. We note that there is no specification or schedule of repairs. We would expect to see a specification for the works which explains in detail the full extent of the works to be carried out and the materials and

methods that will be used, including details of the insulation and works to the floor. In the absence of this information it is not possible to arrive at an understanding of how the work will impact on the interest of the historic building or whether the approach will be conservation led. Given the early date of the building, we consider that the availability of such information is essential before the application is determined. The involvement of a conservation accredited architect in compiling a specification is strongly recommended.

The application does not currently meet the requirements of the NPPF and we would urge that the applicant is asked to supply the additional information set out above, failing which it should be refused.

With best wishes

Christina Emerson
Head of Casework
020 7456 0910

The Society for the Protection of Ancient Buildings
37 Spital Square, London E1 6DY

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