Expiry Date - 12/09/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0934/24** **Recommendation – GRANT CONSENT**

**Site:** **Goring Hall Hospital Bodiam Avenue Worthing West Sussex**

**Proposal:** **Application for Listed Building Consent to rebuild section of existing former orchard wall**

**Date of site visit:** 16 July 2024 by Richard Small (pre-application).

**Neighbours checked:** Y

**Additional neighbour notifications**: N

## Site and Surroundings

The application relates to part of a Grade II listed wall located within the grounds of Goring Hall Hospital (which is separately listed Grade II). The wall encloses a car park to the north of the main hospital buildings. Mature woodland tree planting adjoins the walled car park to the North and East (within the hospital grounds and also the tree-lined Ilex Way to the North). Vehicles enter the walled car park from the main entrance drive via the adjoining 'open' car parking area to the West and an opening in the wall. There is a separate 'arched' pedestrian opening in the southern section of the walled car park, and a wider arched opening in the East side wall.

The wall originally enclosed an orchard, described in the Listing as follows:-

*ILEX WAY 1.5406 (South Side) Goring-By-Sea Wall to former orchard north of Goring Hall TQ 10 SW 24/230 II 2. Probably C18. Forming a rectangle. Brick to north and south, flint and brick to east and west.*

[In fact, the north and south walls are brick and flint and the east and west wall are brick.]

The walled car park and hospital buildings are located within the Goring Hall Conservation Area.

## Proposal

Listed Building Consent is sought to dismantle the top 24no brick courses and rebuild a 13.5m long section of brick wall (including 2no inner support piers and 1no entrance pier) on the west side of the enclosed car park to the south of the vehicular entrance.

A covering letter submitted with the application explains:

"*During* [the carrying out of agreed repair works to a different section of the wall] *it was also discovered that the wall to the south (the subject of this application) was 'live' and unsafe. The hedge and ivy holding up the wall had contributed to the deterioration by preventing proper ventilation and drying out of the masonry over many years. The mortar was crumbling away causing the bricks to de-bond and become unstable. It was originally intended to carry out local repairs where necessary (not considered to require LBC, consistent with previous advice received from the LPA) but, on commencement, the wall was deemed beyond repair and work aborted.*

*Instead the wall was dismantled to a level where it was stable and has been rebuilt. 80% of the original bricks have been reused, with the remaining 20% being salvaged from a local brickyard to provide as close a match as possible. The 20% salvaged materials have been dispersed along the wall so as to minimise their impact amongst the original fabric. Natural weathering will tone down the colours.*

*Prior to the works commencing the works have been properly investigated, designed and engineered by Clancy and undertaken by TW Barber – the same companies who rebuilt the orchard wall and archway to the east following car damage. They have followed the same conservation methodologies and have a good knowledge of the site and what the LPA previously requested."*

The re-building works (including pointing) were completed in September 2024.

**Relevant Planning History:**

AWDM/0763/20 Replacement of collapsed wall and arch to include strengthening/rebuilding works to remainder of east wall section; Construction of 3no. freestanding signs, 2no. wall mounted signs and 1no. freestanding convex mirror (Re-submission of AWDM/1338/19). Permitted 11.08.2020.

AWDM/0765/20 Listed Building Consent for replacement of collapsed wall and arch to include strengthening/rebuilding works to remainder of east wall section; Construction of 3no. freestanding signs, 2no. wall mounted signs and 1no. freestanding convex mirror (Re-submission of AWDM/1336/19) Granted consent 11.08.2020.

AWDM/1336/19 Listed Building Consent for replacement of collapsed wall and arch, construction of 3no. freestanding signs, 2no. wall mounted signs and 1no. freestanding convex mirror. Granted Consent 15.11.2019

AWDM/1338/19 Replacement of collapsed wall and arch, construction of 3no. freestanding signs, 2no. wall mounted signs and 1no. freestanding convex mirror. Permitted 15.11.2019.

**Consultations:**

**The Worthing Society:** We suggest that close attention is paid to ensuring the appropriate brick materials and mortar are used to minimise harm to the setting of the grade II Listed Goring Hall in consultation with the Conservation Architect.

**Conservation Architect:** [Having seen the] images of the completed wall. I note that in some places a very thin skim of mortar has been used without the usual minimal depth being the same as the width of the joint. I will be interested to see how this weathers. As Lime mortar ages it will gradually darken down, so I would suggest a light grey for the expansion joint. Probably something like the grey white (RAL 9002).

**Representations:** None received.

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

**Planning Assessment**

The key consideration is the effect on the historic significance of the Listed wall.

Paragraph 212 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

The need for these repair works came to light in the course of implementing other minor repair works a nearby section of the southern wall above the arched pedestrian opening. The car park is in daily use by staff and members of the public and therefore remediation works involving dismantling down to stable masonry and rebuilding were considered necessary on safety grounds.

The rebuilding works have taken place to match the height, construction and bond style (Flemish garden wall) of the original wall involving use, where possible, of the original bricks. The initially proposed mortar samples to be used for the repointing were not agreed (largely owing to the use of building sand in the mix). The mortar mix and pointing style to include a 'flush finish' was subsequently rectified on the advice of the Conservation Architect. Photos of the rebuilt wall have since been supplied to which the Conservation Architect has raised no objection.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Expansion joint completed in light grey RAL 9002 (or similar)

**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Jo Morin Date: 02.01.2025

Authorised by: Louise Prew Date: 03/01/2025