Expiry Date - 18/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0644/25 **Recommendation – APPROVE**

Site: **Bull Inn Goring Street Worthing West Sussex**

Proposal: **Repairs to existing flint wall and rebuilding of damaged section**

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Site: **Bull Inn Goring Street Worthing West Sussex**

Proposal: **Listed Building Consent for repairs to existing flint wall and rebuilding of damaged section**

Date of site visit: 28/05/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the west of Goring Street and to the north of Fernhurst Drive and backing onto Goring Recreation Ground to the rear. The surrounding area is predominantly residential and the Goring Hall Hospital lies further to the south of the site. The site is within the Goring Hall Conservation Area and the building is grade II listed with the following list description:

GORING STREET 1. 5406 (West Side) Goring-by-Sea, The Bull Inn TQ 10 SW 24/231 II 2. Grade II - 21 MAY1976. Exterior C18, but interior in part earlier. 2 storeys and attic. Main block symmetrical. 3 sash windows (with keystones above), the middle one narrower and the upper ones with glazing bars. A probably modern doorway with flat hood on moulded brackets. Renewed tiled roof of slightly broken, steep pitch. Gable chimneys. Front painted, south end flint and brick. Lower 2-storey south extension of flint and brick, perhaps partly older. One sash window above, forward projection below (with flat top, forward tiled pitch and shallow bow window in flat opening). Gable chimney. Tiled roof with flat top and short tiled pitches. Interior has exposed timber framing and floor below ground level. Listing NGR: TQ1053402690

The property comprises a detached two storey building with single storey additions, the elevations are a mixture of flint and brick along with painted brickwork and render with a tiled pitched roof and timber frame windows. The pub garden extends to the rear (north) and side (west) of the building and is enclosed by a

flint wall, part with timber palisade fence above and hedging. Access to the property is via the east and south and there is parking to the front and side of the building.

Proposal

Planning Permission and Listed Building Consent are sought for repairs to an existing flint wall and rebuilding of a damaged section of wall located within the pub garden to the rear of the building.

The flint wall surrounds the terrace area to the rear of the pub within the garden and is approximately 1.6m high on the terrace side and 1.1m on the outside where the trees are located. Part of the wall is leaning and there are some large vertical and diagonal cracks, caused by a large Laurel tree to the rear of the wall and other areas of damage/cracks to the wall.

The application proposes to take down a small section of the wall adjacent to the tree and rebuild this approximately 0.35m further away from the trunk, this will affect a section of wall 1.7m long. The new wall will be built on 600mm wide x 600mm deep mass concrete footings, on a like for like basis.

Cracks in other sections of wall will be repaired by raking out and filling with an appropriate lime based mortar.

The applicant reports that *'the flint wall has cracked severely and has become a danger to the patrons of the site and remedial works are required to prevent any further damage'.* The application is supported by a Structural Site Inspection Report, Design and Access Statement and Heritage Statement.

Relevant Planning History:

AWDM/0645/25 - Listed Building Consent for repairs to existing flint wall and rebuilding of damaged section – Pending Consideration

AWDM/1152/16 - Listed Building Consent for new ramped access to main door and alterations of existing steps, both with timber handrails; alterations to existing entrance door and associated internal alterations – Application Permitted

AWDM/1151/16 - New ramped access to main door and alterations of existing steps, both with timber handrails; alterations to existing entrance door and associated internal alterations – Application Permitted

07/0603/LBC - Application for Listed Building Consent for the erection of new timber closeboarded fencing and gates and installation of 2 jumbrellas, heaters and lighting to provide a covered smoking area –Application Permitted

07/0601/FULL - Erection of new timber close boarded fencing and gates and installation of 2 jumbrellas, heaters and lighting to provide a covered smoking area – Application Permitted

Consultations:

Design and Conservation Architect - I have no objections to this application. The new section of flint walling should be rebuilt using the removed flints with extra flints to match. Flint walls are difficult to create 90 degree bends, requiring a craftsman with extensive experience. The lime mortar should match the existing.

Officer response: The agent has confirmed that *'Greene King have a number of flint structures within their estate so they have access to skilled knappers – the proposal is to create it in flint'.*

Tree and Landscape Officer - As a way of preserving the tree I consider that the proposed moving of the wall, and new foundations is acceptable as described.

The Worthing Society – The application involves an historic Grade II Listed public house within the Goring Hall Conservation Area. This building is constructed from a blend of Sussex flint and brick materials.

We consider the flint walls are important to the curtilage and 'setting' of the building. It is noted that there are several areas of cracking probably occasioned by the roots of the nearby tree. This has occasioned a potential health and safety issue and necessitates both remedial works and a partial rebuilding of one section.

One concern, however, is the proximate Laurel tree which, again, contributes to the overall setting of the building. Therefore, we suggest that care should be taken to protect the roots and well-being of the tree during the course of these works. With this proviso and in summary, we consider the repairs and materials are 'sensitive' to the overall character of the site. The Society therefore has we no objection to this application.

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
Goring Hall Conservation Area Appraisal 2024

Planning Assessment

There is no objection in principle to the upgrading of commercial property within the built up area subject to consideration of any impacts on the visual and residential amenities of the locality. The property is a grade II listed building and therefore the key considerations are the effect on the historic significance of the Listed Building, its setting and features of special architectural or historic interest, and on the character and appearance of the Conservation Area. Great weight is given to protecting the building from harm or loss that would affect its special interest and character.

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Impact on Listed Building, Conservation Area and Visual Amenity

The Conservation area appraisal states:

4.19 The Bull's Head and the flint wall to the north marks the northern extent of the conservation area. This building has entrances on Goring Street and can be accessed off Fernhurst Drive. The Bull's Head is surrounded by areas of hardstanding, in contrast to the more verdant character found elsewhere within the conservation area. To the west (rear) of the building there is a beer garden which reflects the green character of the area with mature trees and open space, but to the front of the public house the carpark provides a large area of hardstanding that detracts from its setting. A flint boundary wall runs to the north of The Bull's Head alongside the pavement of Goring Street and is another example of this type of boundary treatment that is seen throughout the local area.

4.26 The Bull's Head (listed grade II) is an important historic building, the oldest within the conservation area, and while the façade dates to the 18th century, internally there are signs of an earlier building. It is of vernacular materials - brick and flint, although the front elevation has been painted. The building is surrounded to the east and south with hard-standing, in contrast to the greener character of the rest of the conservation area. Its location on Goring Street and on the approach to Goring Hall makes it an important focal point within the conservation area.

4.28 Within the conservation area there is a clear contrast in the informality of the buildings, walls, layouts and road patterns associated with the older area, particularly around The Bull's Head, in comparison to the formality of the layout and landscaping associated with the Goring Hall estate.

4.33 The unifying feature of the conservation area are the extensive flint boundary walls, which surround the historic Goring Hall estate and the land to the north of The Bull's Head. The flint walls are not homogenous, but vary in terms of their height, intactness, quality and age. Some are built of coursed

cobbled flints, while others are made of broken flints laid in a more random arrangement.

4.36 The listed buildings and most of the flint boundary walls should be considered to contribute positively to the character and appearance of the Goring Hall Conservation Area.

The flint wall that is the subject of these applications is located within the pub garden to the rear of the building. Views of the wall from outside the site are limited however the wall forms a prominent feature within the pub garden. This wall forms an important part of the listed building and is of historic significance. The appropriate repair and maintenance of this wall, to ensure its retention is therefore supported.

The applications seek to repair damaged sections of wall on a like for like basis and to move a small section of wall to prevent further damage due to the close proximity of a large Laurel tree adjacent to this wall which is causing leaning and undermining the structural stability of this wall. This tree contributes to the verdant character of the garden and its preservation is required. The necessary repairs to the wall would be carried out using lime mortar to match the existing mortar and reusing existing flints where possible to ensure that the historic integrity of the wall and its appearance is preserved. Where new flints are required these will match those existing. The works will retain both the tree and the wall.

The new section of wall moved further away from the tree will prevent similar issues in the future thereby protecting the special features of this historic site in the long term.

The proposed works would not result in harm to the heritage features or special interest of the Grade II Listed Building, or have any adverse impact on the character or appearance of the Conservation Area or the visual amenities of the locality.

Residential Amenity

The proposed repairs and rebuilding of the wall would not have any detrimental impact on the residential amenities of neighbours within the locality.

Trees

The works proposed by this application would reduce the current impact on the adjacent Laurel tree, preventing further damage to this important natural feature.

Recommendation

AWDM/0644/25 – Planning Permission for Repairs to existing flint wall and rebuilding of damaged section

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Flint reused or to match and lime mortar to match existing

AWDM/0645/25 – Listed Building Consent for repairs to existing flint wall and rebuilding of damaged section

APPROVE subject to Conditions:-

1. Drawing Numbers
2. LB time limit
3. Flint reused or to match and lime mortar to match existing
4. LB protect
5. LB make good

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Amanda Haslett Date: 17/07/25

Authorised by: Jo Morin Date: 17.07.2025