



PLANNING & HERITAGE STATEMENT

Demolition of existing modern side extension and replacement extension to east elevation to form boot-room

Earnley Place Clappers Lane Earnley
PO20 7JL

MARCH 2024





This Planning & Heritage Statement accompanies a joint householder planning and listed building application for a demolition of part of the existing single storey side extension/lean used for storage and replacement with an extension on a smaller footprint than existing in glass and zinc to the east elevation of Earnley Place. The existing side masonry wall is to be retained unaltered.

THE SITE & SURROUNDINGS

The application site is situated outside of any designated Settlement Boundary Area within a countryside location, however, is located within close proximity to Bracklesham Bay and its services and facilities. Earnley Place, the host dwelling, is designated as a Grade II listed building located within the Earnley Conservation Area. The appeal site area is shown outlined in red below at Figure 1.

Earnley Place is situated to the eastern side of the plot and features a vehicular access to the northeast corner of the site onto Drove Lane with brick piers and railings to a gravel driveway, lined with grass verge and tree planting. The property has established flint and brick walls associated with the listed house and has been previously extended with single storey extensions to the east and west.

Earnley Place is set well back from the highway behind mature tree planting, however, can be viewed above the boundary wall and tree planting, and particularly through the opening to the highway. A large pavilion building occupies a central position further west within the site and is used in connection with the private residential dwelling at Earnley Place and has been since the use of the building ceased as an educational facility in 2019. The remainder of the site is laid to grass and features dense tree coverage to the southern and western site boundaries, and within the south-eastern corner of the site.

The site is located within Flood Zone 1, being identified as having the lowest level of flood risk. The area to the west of the site and a small area to the northwest corner of the site, away from any habitable buildings, is situated within Flood Zones 2 & 3. There are no other site-specific constraints.



Figure 1. Site outlined in red



Planning History

Earnley Place has been historically part of the wider Earnley Concourse and used in connection with the adult education centre use of the site and its wider complex of buildings. The adult education centre ceased its use and as of 2019 Earnley Place has been occupied independently from Earnley Concourse as a residential dwelling. Planning permission LA Ref: E/20/01610/FUL granted consent in November 2020 for the change of use of Earnley Place from adult education centre (Use Class C2) to residential dwelling (Use Class C3) along with the reinstatement of the separate driveway to serve the dwelling. No restrictive conditions were imposed.

Outline planning permission was allowed on appeal under LA Ref: E/19/02493/OUT and PINs Ref: APP/L3815/W/20/3255383 for the demolition of Earnley Concourse buildings, Elm Lodge and Gate Lodge and replacement with residential development of up to 32 no. dwellings with associated access and footway works, landscaping, open space and drainage infrastructure at Earnley Concourse. The Inspector in their decision states that whilst the proposals would be at odds with the development plan as a whole the benefits would outweigh the harm.

Recent applications considered under LA Refs: E/22/02539/DOM & E/22/02540/LBC for single storey extensions, internal alterations, works to the boundary wall and fenestration changes were refused by the Local Planning Authority in July 2023 and were the subject of dismissed appeals. The reason for refusal stated:

Earnley Place is listed as being of special architectural or historic interest and the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The property also lies within the Earnley Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality.

The proposal includes the construction of a single storey extension, two lean-to single storey extensions, works to the boundary wall and internal alterations. Furthermore, insufficient information has been provided regarding the basement floor, to enable the Council to assess the impact of the works on the special interest of the listed building. It is therefore considered that the proposed works, by virtue of the heavy weight design of the extension would appear visually incongruous, furthermore the length of a lean-to extension, the reduction of height to the boundary wall and internal subdivision of the second floor would result in the loss of historic fabric, obstruction of important features and would fail to preserve the special interest of the building or the character and appearance of the conservation area. The harm would be less-than-substantial, but not be outweighed by any resultant public benefits.

The appeal Inspector's decision letter (PINs Refs: APP/L3815/W/23/3328042 and APP/L3815/Y/23/3328043) concluded that whilst a number of elements were supportable overall:

The proposal would be contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990. The development and works would also fail to comply with paragraph 205 of the Framework which states that great weight should be given to conserving a designated heritage asset's significance. In addition, the proposal



would conflict with Policy 47 of the Local Plan which seeks to conserve and enhance the special interest and settings of the district's heritage assets, which includes listed buildings and conservation areas.

The Inspector noted in their decision that the removal of the single storey extensions, which occupy the space between the eastern elevation of the dwelling and a section of the garden wall which separates the house from the access driveway was acceptable, as these extensions are recent additions of poor quality and their removal would be beneficial, better revealing parts of the original house. The demolition of these modern extensions was approved as part of LA Ref: E/23/02038/LBC for *internal alterations including reconfiguration of layout with removal of stud walls and relocation of basement stairs. Demolishment of single storey aspect on east elevation. Removal of 1 no. ground floor window, reinstatement of 1 no. door and alterations to first floor window on west elevation.* As such the demolition works are referred to here for clarity, however their removal (retaining the boundary wall) has already been consented.

The main reason for dismissal of the appeals related to the proposed alterations to the boundary wall and the introduction of glazed extensions between the wall and the eastern elevation of the house. This was considered to harm the special architectural and historic interest of the listed building. The Inspector noted that the gap between the proposed glazed structures would provide greater visibility of an original window in the eastern elevation which was welcomed. It was considered that lowering the wall, and introducing translucent new structures that would be seen behind it, would profoundly change the experience of arriving at the house.

This application relates to a modest extension to the east of the main house, which is to be small scale and set on the footprint of previous extensions, located behind the boundary and finished in zinc. It is proposed to upgrade this part of the dwelling and provide a contemporary and contrasting finish to an area of the property previously extended so that it reads as visually and distinctly separate from the host house. This material palette has been considered appropriate and was consented to the existing extension to the west elevation of Earnley Place under LA Refs: E/23/01994/DOM & E/23/01995/LBC which involved *the cladding of existing single storey extension to west elevation including fenestration changes, demolition of link and provision of replacement glazed link, alterations to boundary walling, external steps and gate.*

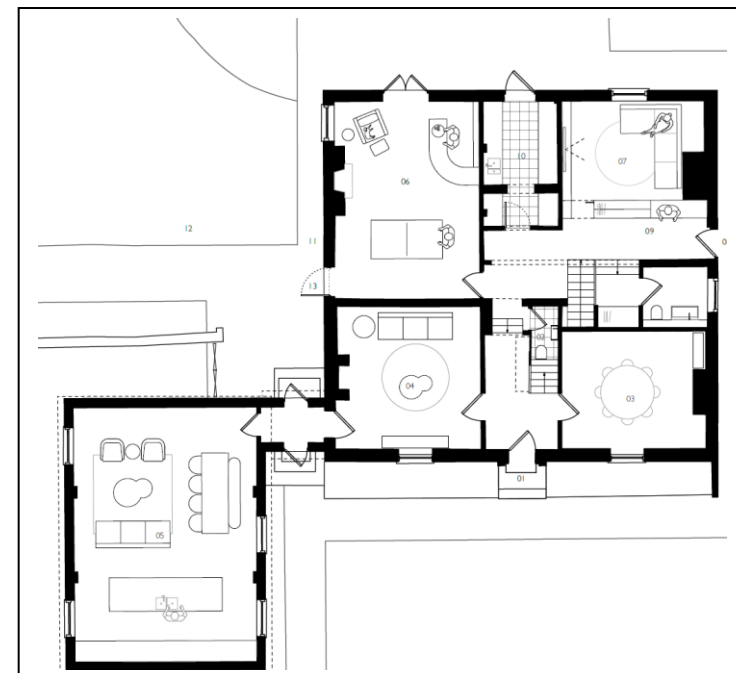


Figure 2. Approved ground floor plan under LA Ref: E/23/020238/LBC showing modern extensions to the east removed



RELEVANT PLANNING POLICY

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF), the South Downs Local Plan and Neighbourhood Plan.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was revised in December 2023. Paragraph 135 requires that planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 concerns design and informs that achieving well-designed places is one of the key components of achieving sustainable development. Paragraph 126 states that: ***Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*** Section 12 also requires planning policies and decisions to ensure that development is designed to function well and add to the overall quality of the area for the lifetime of the development. Including quality of architecture, layout and effective landscaping, a sympathetic to local character and history. The section also supports innovation and change and encourages that design should achieve a strong sense of place through an appropriate amount and mix of development through arrangement of streets, spaces, building types and materials. Design should also achieve places that are accessible, and which promote health and well-being with a high standard of amenity for existing and future users are also encouraged.



The application site is located within Earnley Conservation Area and is a designated Grade II listed building and as such the site lies within and forms designated heritage assets. Section 16 of the NPPF is therefore relevant to this application. Within this section paragraph 200 of the National Planning Policy Framework advises that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.” An assessment of the impacts of the development on the heritage assets is included within the Heritage Assessment submitted alongside this report.

Paragraphs 212 and 213 relate to Conservation Areas and World Heritage Sites. Para. 212 states: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 213 states: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Local Plan Policy

The Chichester Local Plan (CLP): Key Policies was adopted in July 2015 and the policies relevant to the application proposal are Policy 1 (Sustainable Development), Policy 2 (Development and Settlement Hierarchy) and Policy 47 (Heritage & Design).

Policies 1 and 2 set out the strategic approach to sustainable development with the district and provides the hierarchy of the settlements for the District, establishing the locations and role of the settlements to support sustainable development. The application site is located outside of any designated settlement but forms an existing established residential dwelling and as such alterations and extension are considered acceptable where they meet other development management criteria.

Policy 45 relating to Development in the Countryside is also relevant and states: Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements. The application proposal relates to residential development involving an existing dwelling within the countryside and as such is compliant with Policy 45.

Policy 47 states that proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following (extracted) guidance:



- a) The use of traditional, local materials and adherence to local building techniques and details, where appropriate;
- b) The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan form of listed buildings and historic building groups;
- c) Appropriate use of the heritage asset that is compatible with the conservation of its significance;
- d) The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;



CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

The Proposals

Earnley Place has previously been extended in its capacity as an adult education centre with a number of less than sympathetic modern additions and alterations. Use of the building as a family home was considered appropriate by way of the granted change of use to residential in 2020. In order to be suitable for modern family living the property requires updating, which would be undertaken in a sympathetic manner to restore the character of the listed house.

The proposal relates to the demolition of later additions to the east of the dwelling and their replacement in part with a single storey infill extension which incorporates retention of the masonry wall on the east boundary. The removal of the modern additions to the east elevation of Earnley Place have been previously consented under LA Ref: E/23/02038/LBC. This proposal seeks to replace the removed extensions to the northern end of east elevation with a single storey extension on a n identical footprint with a boot-room and storage space. The proposal would retain the masonry wall to the boundary and would be set below the height of the wall, as not to be legible from the entrance or driveway of the property.

Design and Appearance

The cladding of the elevations has been considered as it provides a clean and simple form, identifying a clear contrast and appreciation of the modern extension against the listed host house (see Figure 3). It allows the existing original listed building to be better understood in terms of its original design and plan form. Zinc is often used on listed buildings due to its complimentary natural appearance. Further the use of zinc has eco-friendly benefits requiring much less energy to produce compared to other traditional roofing metals. The use of zinc means that the extension would be viewed as a distinctly separate contrasting structure adding visual interest to the dwelling and highlighting its evolution, whilst assimilating with the traditional appearance of the listed dwelling. The use of zinc cladding has previously been consented at Earnley Place on the existing western extension.

The roof profile of the extension would be little altered, retaining a flat roof lower in height than the existing masonry wall. The link to the host house would be a lightweight glazed structure which offers an opportunity to improve the visual relationship between the host property and the later addition. The size of the structure to the east is reduced over that of the existing and the reduction in glazing addresses the appeal Inspector's concerns. The



Figure 3. Proposed north elevation



previous scheme included two flat-roofed, fully glazed elements which would have infilled the space between the eastern elevation and the garden wall and occupied almost the full depth of the house on either side of a small courtyard.

The cladding does not visually compete with the listed building. The use of zinc enhances the appearance of the building by positively reinforcing the proportions of the existing listed building. No changes to the boundary walling are proposed and the height is maintained which better protects views of the proposed extension from outside the site, allowing for a greater appreciation of the listed building from its setting. The changes sought are relatively minor in scale and do not adversely impact on the heritage asset.

Layout & Scale

The application relates to a replacement extension to the eastern elevation of the property and as such the layout of the house would remain little altered by the proposal. The site at Earnley Place is extensive with large grounds and walled gardens which have a more intimate relationship to the host house than the wider site. The proposal is small in scale and is proportionate to the property and its setting. Consequently, it is considered that the scale of the works is such that the proposals would not be detrimental to the setting of the listed building or the character and appearance of the wider Conservation Area.

HERITAGE CONSIDERATIONS

The list description for Earnley Place reads:

C18. Two parallel ranges. Two storeys and attic. Three windows. Two dormers. Red brick and grey headers. Modillion eaves cornice. Tiled roof. Glazing bars intact.

The proposals relate to development within the curtilage of a Grade II listed building which is situated within the Earnley Conservation Area. The works have been fully considered taking into account the character of the listed building and its setting.

Historic Context

Documents suggest that Earnley Place was built by John Drew Senior, prior to his death in 1808. We know that the property descended to Lucy Ann Drew as in 1845 the house and associated lands were under the control of 'the executors of the late Lucy Anne Drew' as mentioned in the apportionment which accompanies the Tithe map. At this time the house was occupied by a tenant, Richard Seymour. The 'Drew estate' included Earnley Place which was shown on the Tithe map for the first time, but also agricultural land and associated farm buildings to the south and south-west, all the way down to the coast. Marsh Farm was part of these holdings and today is known as Marsh Farm Cottage and Marsh Farm Barn. These were no doubt the lands known to have been purchased in the late 18th century by John Drew Senior.



At the time of the Earnley tithe map in 1845, the house and domestic curtilage are contained to the area north and west of the house and a small 'square' of garden on which the front of the house opens on to. A gatehouse to the north-east of the house is located on land described in the Tithe apportionment as 'house meadow' and was used as pasture. This arrangement would certainly have corresponded with the notion of the picturesque and the concept of the landscape opening up beyond the garden, that was prevalent in the 18th century.

At the time of the First Edition OS map of 1875, Earnley Place had not altered, and it is clear from historic mapping, did not experience any significant changes until the mid-20th century. In the 1950s the Earnley Concourse was built to the east on land that was formerly 'house meadow'. This was purchased by John Bett, founder of the Earnley Trust, and in 1962 a boarding school created within the grounds of Earnley Place. This closed in 1972 and was then used as an Adult Education Centre. The resulting development of the educational facilities have clearly had a long-term impact on Earnley Place and its setting with multiple, large buildings, now derelict soon to be replaced with a small housing development.

On the eastern side of the house the garden wall and returning wall have been extended upwards and the approach to the side door is marked by an arch in the enlarged wall. Much of the space between the eastern elevation and the wall has been infilled. It is thought that the wall was increased in height in the 1920s to enable the construction of a mono-pitched outbuilding to the right of the arched entrance. Its main function appears to have been a place to keep garden tools and equipment. To the left of the arch is a flat roofed extension thought to date from later in the 20th century which has been similarly used for storage but is of no merit or historic interest. The garden wall is a notable and prominent feature of the property being constructed of flint, brick and stone. The first view of the house as it is approached along the driveway from the lane opposite the church is of the garden wall and the eastern elevation of the house. The higher section of the wall partly obscures views of the house's northern elevation.

Conservation Area

Earnley Conservation Area was designated on 4th February 1976. In September 2006 a Conservation Area Character Appraisal was published. This was later updated in 2012 and adopted in May 2013. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that local planning authorities have a duty to 'determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'

Earnley Place is one of only four listed buildings within Earnley Conservation Area. The others being the 13th century church which is Grade II*, the Manor House, the earliest parts of which also date from the 13th century and a red K6 telephone box which is situated on the northern boundary of Earnley Place.

The Character Appraisal identified other significant surviving historic features which includes the medieval street plan with a small central green; 18th and 19th century barns associated with Earnley Manor; 19th century labourer's cottages on the north side of the green and the Old Rectory which is an 18th century or earlier building with a large addition built c.1900.



Earnley Place is noted in the character appraisal as being 'typically Georgian', highlighting its modillion eaves cornice and sash windows. Some of the key characteristics of the Conservation Area include the 'spacious and informal layout of buildings'; 'large gardens with trees' and the range of barns. Its character is also informed by a range of building materials that include flint with red brick, including pebbled flint; clay tiles; stucco and stone. Significant tree groups are located to the south of Earnley Place, north of the church between it and the Manor House and to the east of the barns.

Significance

Within Heritage protection, 'significance' is a term that describes a structure or feature's special interest. It is an interest that is understood in terms of values – evidential, historical, aesthetic and communal. These can be applied to Earnley Place as follows:

- Evidential value: As a building with fabric dating back to the late 18th century Earnley Place has limited potential to reveal special interest with great time depth. Its evidential value is therefore low. Stonework within the garden wall may be of archaeological interest if connected to an older building, such as the church.
- Historic value: Earnley Place has historic value as a late 18th century house in an historic village setting. Its origins and association with an important local person also add interest. Its historic value is therefore considered high.
- Aesthetic value: Earnley Place has some aesthetic value in its contribution to the scene though it is not readily visible from the public realm. It is also not somewhere that has been explored artistically, so its aesthetic value is considered low-medium.
- Communal value: Earnley Place formerly had some communal value as an educational establishment however this was short-lived. Its value is more as a private property and therefore its communal value is low.

The significance of the ECA therefore derives from its small scale and spacious character, the mix of historic buildings within it, its rural setting, and its sense of history.

Listed Heritage Asset

Earnley Place is a Grade II listed building and therefore a designated heritage asset. Designated assets are of national importance and an 'irreplaceable resource' that should be conserved in a manner appropriate to their significance. Local planning authorities must give 'great weight' to the conservation of heritage assets with any proposals that might affect their significance in a harmful manner requiring 'clear and convincing justification'.

Local authorities should look for and support proposals that enhance or better reveal the significance of the listed building and its setting. The building's primary significance is as a polite dwelling from the late 18th century, constructed from red brick and built by a locally important man. The Georgian design reflects the national taste for the classical which was also instrumental in the development of 18th century society and prevalent in Chichester.



Description of the building and its setting

Earnley Place is approached from the north-east via a metal gate and gravel drive which terminates immediately to the east of the house. The building is two-storeys and of brick construction in Flemish bond with a large single-storey addition linked to the west and smaller single-storey additions to the east. The building has gardens to the north and south which are enclosed by masonry walls. The house consists of two parallel ranges of similar size and proportions which are oriented east to west. Both have gable ends with a valley running in-between. The south range contains the façade which overlooks a small garden laid to lawn and is enclosed by a brick wall also laid in Flemish bond. The entrance to the front of the house is via a small gateway from the drive. The front elevation has a central door in the Georgian style, set within a Doric porch. This has columns supporting an open pediment with stone steps up to the door. Either side are 4x4 sash windows of traditional timber construction with single glazing. Above these are three sash windows aligned with the openings on the ground floor. Above these are three sash windows aligned with the openings on the ground floor.

A modillion eaves cornice terminates the elevation, though has an enclosed eave in white painted timber, above which is a simple sloping roof pitch in clay tile with two flat-roofed dormers. These both contain casement windows. There are chimney stacks at either end, which tie into the gables. The north elevation has a very similar arrangement though is more understated and has undergone some alterations. This looks out onto a kitchen garden which is enclosed by a relatively large wall of flint, stone rubble and brick construction. The windows and doors of the north elevation sit below more modest segmental arches with the main door multi-paned with a light above. To the right the window has been replaced with multipaned French doors with a light over. The elevation also terminates with a modillion eaves cornice, though is not enclosed. The roof contains two dormer windows with pitched roofs. The gable ends also have corresponding chimney stacks set within the gable ends. The east and west elevations have an assortment of sash and casement windows, with the sashes predominantly on the ground or first floor. All the windows are white, painted timber and single glazed.

Assessment

The addition to the east (the subject of this application) is of modest scale and single storey only. The existing extensions to the east side of Earnley Place are of brick and timber construction with flat roofs laid to felt. These additions incorporate the garden walls of the front and rear gardens which are flint and brick which would remain unaltered by the proposals. This is illustrated at Figure 4.

The existing dwelling at Earnley Place is substantial, and the proposed alterations would provide a visual contrast with the original listed building and provide improved accommodation within the extended family home. The external appearance of the building would not be compromised, and the cladding and new glazed link would allow the original dwelling to be easily read



Figure 4. Proposed east elevation showing retention of walling



and appreciated, visually contrasted with the later addition, making the historic evolution of the site more apparent. Within Earnley Place the greatest variation in building materials is seen within the large wall surrounding the garden to the north which is a mixture of stone, flint and brick. The house itself remains strictly brick. The proposal makes a positive contribution to the appearance of the Conservation Area given that zinc is a durable and attractive material, and it is used to create a contemporary design and rationale. It is considered that the use of non-traditional materials is acceptable given the design justification as set out above and as such the proposals would not be detrimental to the setting of the listed building or the character and appearance of the wider Conservation Area.

The proposal would accord with para. 203 of the NPPF in that the heritage assets are sustained, and their significance enhanced by the removal of unsympathetic additions. It is considered that the proposal would result in less than substantial harm to the designated heritage assets which when weighed against public benefit is acceptable as works to a listed private dwelling which secure its future as a designated heritage asset can be considered a public benefit.

The proposal enhances the significance of the heritage asset and the contribution of its setting assisting in its continued residential occupation and continued viable use consistent with its conservation. The proposal enhances and better reveals the significance of the listed building and its setting and as such should be capable of support. The building's primary significance as a polite dwelling from the late 18th century, constructed from red brick and built by a locally important man is supported and highlighted by this proposal which provides clearly contrasting materials setting the original brick dwelling apart from the later out building.

The appeal Inspector noted Earnley Place derives its significance from its architectural features including its scale, proportions, design, original brickwork, front door and windows, its gardens, and grounds. As an important house associated with a late 18th century in an historic hamlet, its historic value is therefore high. The siting of the house, although tucked away from public views, due in part to its enclosure by a substantial flint wall, does not detract from its architectural interest. Furthermore, its gardens and extensive remaining grounds also contribute to its significance as an important property. However, as they are not publicly accessible their aesthetic value is limited. The proposal does not adversely impact on any of the building's architectural features or its setting. The extension would not be readily visible from outside the site or from the driveway and would not therefore impact on the visual appreciation of the building, any historic fabric or the significance of Earnley Place.



CONCLUSION

The proposal at Earnley Place seeks a modest extension and alterations to the east elevation of Earnley Place and have been fully considered in terms of the impact on the listed building. The proposals would enhance the house without detracting from the character of the listed property, its setting within the Conservation Area or the wider rural setting. The works are considered necessary in order to upgrade the dwelling and keep the listed building as a functioning family home.

The scheme has been designed to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest. Overall, the scale and nature of the proposal are such that the design quality and setting of the heritage assets would be preserved and enhanced. The proposal would be respectful to the character and appearance of the listed building, conservation area and their historic setting.

Based on the above assessment, it is considered the proposals comply with the Council's Development Plan and the considerations material to the case, and there are no material considerations that indicate otherwise therefore, subject to conditions, permissions should be granted at the earliest opportunity.