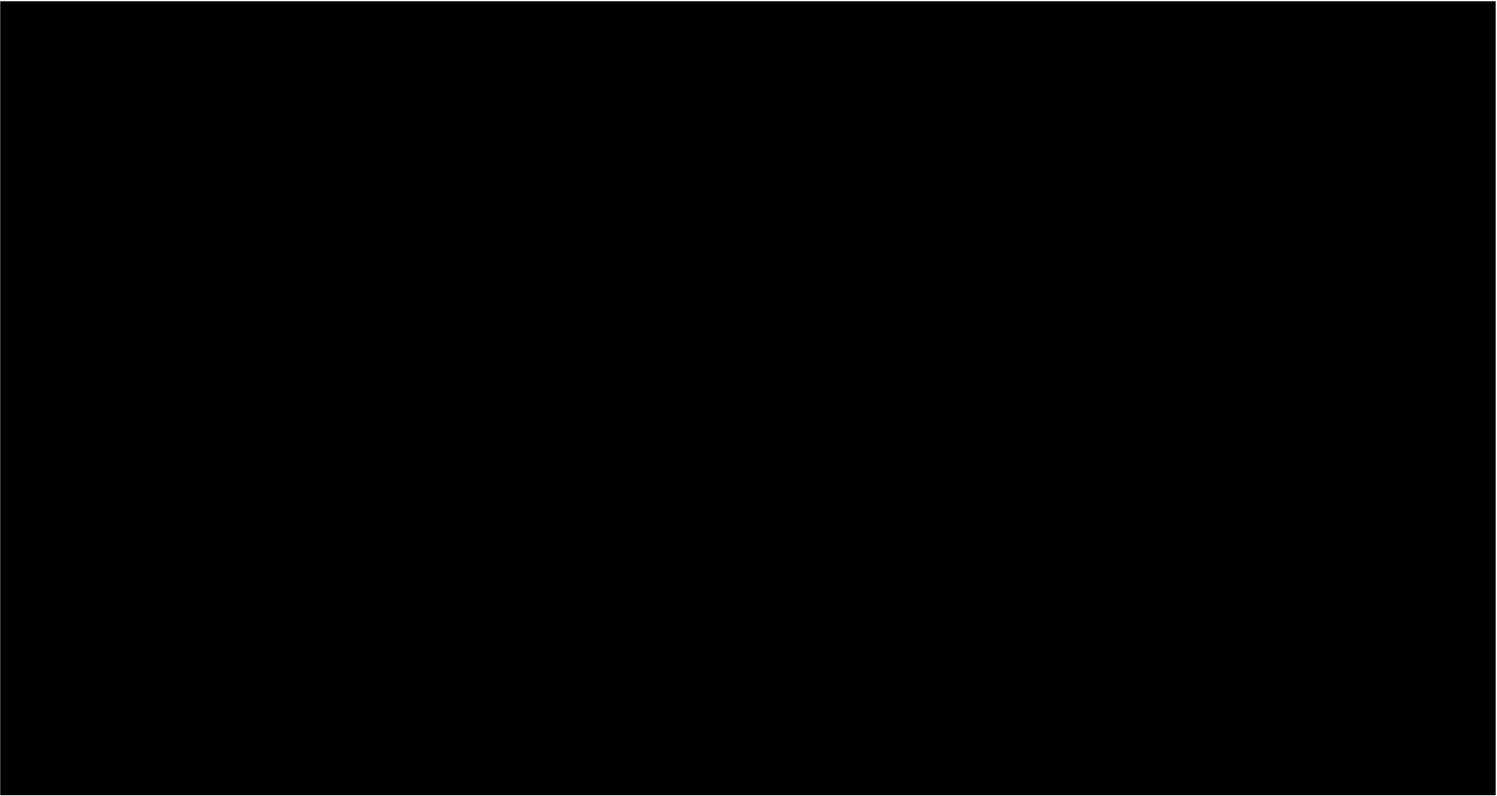




From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 25 June 2020 09:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/34/20/PL & AL/35/20/L - CONSERVATION COMMENTS

Pls add to case file as 'Conservation Officer comments'

Thanks
Amy

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 25 June 2020 09:09
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: AL/34/20/PL & AL/35/20/L

AL/34/20/PL & AL/35/20/L

Norton Farm House Norton Lane Aldingbourne PO20 3NH

Subdivision of existing building to create 1 NO. 1- bed dwelling & construction of 4 bay oak framed outbuilding as a garage. This application affects the character & appearance of the Norton Lane, Norton Conservation Area & affects the setting of a Listed Building.

Norton Farm House is identified as being a late C18, two storeys (and attic), detached house. It is faced with flints with red brick dressings and quoins with a tiled roof. There is an earlier wing at the back of the house along with a modern late C20 extension as well. It is of aesthetic significance.

The house is located within the Norton Conservation area which has an informal rural character with materials such as brick and flint being prevalent in the street-scene. Although generally street fronted, there is an informality of

layout; some of the larger buildings, e.g. Norton House and East Norton Farmhouse being set well back in their own extensive grounds.

The Proposal

The application consists of two elements, which shall be discussed separately, these are:

- The subdivision of the single storey extension to create a separate unit along with the associated alterations
- A detached oak framed building

The subdivision of the single storey extension to create a separate unit along with the associated alterations

This element of the proposal affects a late C.20 extension which is located to the side of the main listed building. It is noted that the interior of the space will not significantly alter. Externally, a new entrance door and porch would be constructed to provide access from the south courtyard and a window would be replaced by a pair of French doors on the west elevation. Such alteration will not harm any historic fabric, and their success will depend upon their appearance and construction.

A detached oak framed building

The separate detached structure appears to be generally acceptable. The use of hand-made tiles to match the existing adjacent building and the use of larch feather edge weatherboarding would reflect the character of the building.

Conditions

Details of the proposed garden boundary, the new joinery and their treatments should be provided by way of condition if you are minded to approve the proposals.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer, Planning Services

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



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