

From: Martyn White
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Subject: AL/49/20/PL

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Byfields & Nightingale Cottage Nyton Road Westergate PO20 3US

Demolition of 2 No existing dwellings & erection of 7 No. dwellings with associated parking, bin store, alterations to the existing access & extension of the existing footway.

The application site consists of two properties: Byfields & Nightingale Cottage, both of which would be demolished if the application is approved. A map-based assessment identified that to the immediate west of the application site is Nyton Lodge, which is a listed building. Nyton Lodge is a two-storey grade II listed building which has been faced with flints and brick dressings and quoins, all of which have now been painted. There is a tiled roof and casement windows with two modern bays on the ground floor. It plays an imposing role on the street-scene and is of historic significance.

Further to the west is Nyton House and Knyton Grange, which are also listed. Whilst further to the east is Rush Cottage, which is a grade II listed cottage.

Nightingale Cottage appears as an attractive flint building which adjoins what now looks to be the remains of another building. Both the cottage and the flint walling are attractive and sit at the front of the site and are clearly visible to the road, and in the context of various trees and neighbouring Nyton Lodge (when looking eastwards).

A review of historical mapping clearly identifies that the building was present from the OS map 1875-90, and as such can be identified as a non-designated heritage asset. I also note that further historic information regarding the property has been supplied from a local resident, which is of interest. As you are aware, the definition of a non-designated heritage asset is included within the Planning practice Guidance. whilst not formally identified previously, the PPG states that such assets can also be identified during the application process.

The loss of the building is therefore unfortunate and problematic as it would lead to the loss of a pleasant building which is visible on the street-scene. At present, it is not clear why the existing building and flint walled area (attractive former building) cannot form part of a new development. The replacement building would be visible in the context of the listed building, and it is not clear how the local, traditional buildings (including the listed building) have informed the design of the new house, which does seem somewhat of a standard design. It is considered that the site offers the opportunity for new development to better reveal the buildings and character of the local area, and it is a shame that this isn't the case with this application. The loss of the existing building and its proposed replacement is therefore considered to be harmful.

The proposed houses on the Byfield element of the development would appear to be informed by other properties in the locality. Such an idea is a positive one as it would enable it to sit more comfortably in the local area. However, at present, I am of the opinion that some of the details are missing, which will mean that there is the potential for them to appear more as a standard design. I am thinking of the porch detail, window detailing, materials on the front elevation and chimneys which are all seen on the photographs of the two local properties provided as part of the application. All of these small details help to form a more pleasant building, and to fit in with the surroundings.

Whilst there are some positive features of the proposals such as the attempt to replicate other properties in the area, the development is still not capable of support from a heritage perspective due to the lack of detail and the loss of the existing and attractive cottage and flint walling.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application. Further, you are also directed to paragraph 197 of the NPPF which relates to non-designated heritage assets.

Furthermore, you will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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