

From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 05 July 2021 14:06

To: Amy Myer <Amy.Myer@arun.gov.uk>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: AL/54/21/DOC - Forge House - URGENT REQUEST FOR CONSERVATION COMMENTS PLEASE!

AL/54/21/DOC

Forge House Nyton Road Westergate PO20 3UP

Approval of details reserved by condition imposed under ref APP/C3810/W/18/3213581 (AL/129/17/PL) relating to Condition No 4 - materials & finishes.

The materials would appear to reflect those in the local area. I note that the intention is to use Dorset Flint and Stone Blocks Ltd: Knapped field flint. This is unfortunate, as it is normally possible to view the coursing of the larger cementous blocks that are used to construct the walling. This would detract from the other walling on the site.

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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

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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 05 July 2021 13:00
To: Martyn White <Martyn.White@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Amy Myer <Amy.Myer@arun.gov.uk>
Subject: AL/54/21/DOC - Forge House - URGENT REQUEST FOR CONSERVATION COMMENTS PLEASE!
Importance: High

Hi Martyn,

This DOC app is due tomorrow 6/7 so I am hoping to write it up today to get to Dan for sign off.

Conservation were consulted back in May but there don't appear to be any comments yet on file, not sure if you sent these direct to Maria though? (as a I recently inherited the case from her)

The background on this one is: 2 new dwellings, in setting of Listed Building and Building of Special Character – Conservation objected back in 2017 to AL/129/17/PL on basis of comments below in blue. The Inspector allowed appeal though and applied a condition for schedule of materials/finishes, and also for sample of flint wall. So it is really important they get the proposed materials right at the very least since we concluded the proposals were harmful to heritage (I note they include a photo of the flint wall in their schedule too but will need to discharge the other condition with a sample too but please check if you think the flint wall is OK too). Unfortunately we/the Inspector did not condition the materials for the hardstanding as that seemed to form part of conservation objection in 2017.

It will be great if you can please get comments to me by 5pm today so I can then finish report and get to Dan for sign off.

Happy to have a phone chat later this avo if that helps too,

Many thanks
Amy

ADC CONSERVATION OFFICER - Considers that the proposal will have little or no effect on nearby Listed Buildings. However, raise objection as to the impact of the houses and the associated extent of hardstanding on the street scene and on the setting of the adjacent Building of Special Character. The concerns are with the dominating impact of the dwellings in terms of their close proximity, massing, roof height and roofscape. In addition, the necessary landscaping, including hardstanding for multiple vehicles is considered to be detrimental to the setting of the heritage asset. Also object to the proposed loss of a large section of the historic walling to the rear which itself is shown on the Councils 1875-1890 map. However, there is no objection, subject to approval of gate details, to the proposed creation of a pedestrian gate to the front.

Further comments on revisions to the scheme advised that:

- (1) a potential change from dormers to rooflights would reduce the massing of the roofscape but that velux windows are incongruous to the area/adjacent Building of Special Character so there would be little net benefit;
- (2) The submitted change to the roof design represent a minimal alteration and would make no substantial difference to the previous comments; and
- (3) The reduction in amount of historic flint wall to be removed would still result in significant loss of fabric and visual fragmentation of the wall.

Amy Myer
BA Hons, MSc, MRTPI

Senior Planning Officer
Directorate of Place

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