



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 23 September 2019 17:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AL/70/19/PL

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Change of use from dwelling house (C3 dwelling house) to residential care home (C2 residential institutions) to provide 9 No. bedrooms, kitchen & dining & new rear sun lounge.

It is important to note that two other applications have recently been submitted on land under the same ownership as this site. It would therefore appear that the intention is to undertake a comprehensive planned set of works in this location. It is unfortunate then, that the plans have not been considered as part of a larger programme of works (and submitted as one application). However, I provide my comments on this particular application.

Whilst a design and access statement has been provided, a heritage statement or some form of heritage assessment has not been in accordance with the requirements of paragraph 189 of the NPPF. This is unfortunate, considering the number of heritage assets in close proximity to the building that is the subject of this application. The building itself, a former element of the Nyton House estate, is of note. In the absence of this useful information I provide the following comments.

The proposal essentially relates to a building within the grounds of Nyton House. Nyton House is a large, attractive country house, with pleasant gardens and attractive walling, which has been listed as Grade II. It is a large property fronted by a late C17 facade, with the inside of the North-West wing of the house originally dating back to at least C16 or earlier. It features two storeys and an attic; it is constructed from red bricks, with a tiled roof. Sash windows exist with a large bay of three windows at the south end of the east front. It is considered to be an exemplary country estate, exhibiting pond and wider farm buildings.

The use of the building as a care home has influenced how the rooms are used, but the layout is such that the rooms can still be understood to some extent.

The building which is subject to this application used to form part of the Nyton house estate. It has subsequently been subdivided up into a number of residential units. The building retains some characteristics of an estate building. One of the properties is to remain as a stand alone residential unit.

Heritage Assets

There also a number of other Listed buildings in fairly close proximity to the application site, these include:

- Knighton Grange Cottage has been identified as a Grade II listed building. The cottage is a timber-framed building with some timbering exposed in the west wall with painted rubble and flint infilling, but re-fronted with flints and brick. The cottage consists of a thatched roof with casement windows over two storeys. The cottage is of historic and aesthetic (fortuitous) significance.
- Nyton Lodge is an 18th century 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.
- Rush Cottage a grade II listed building dating back to the 16th century, the property is timber-framed with painted brick infilling, on the south end a portion has been added in painted brick. The building is over two storeys with a thatched roof and casement windows.
- Rose Cottage is a 17th century, or earlier Grade II listed timber-framed cottage with the timbering exposed in one place on the first floor of the west wall but otherwise refaced with brick and painted. The cottage has a tiled roof and casement windows over, and is two storeys.
- Mouse Hall is a 16th century Grade II listed two storey timber-framed building with painted brick infilling and thatched roof, casement windows.
- Hop Garden Cottage (Westergate Street) is a Grade II listed 18th century Cottage with early 20th century extensions. The elevation comprises of flint and red brick dressings, and there is a hipped thatched roof with end brick stacks, and eyebrow dormers. There is a central C19 porch with hipped tile roof provides the entrance.

Due to their age, method of construction and appearance, all of these assets are considered to be of historical significance.

The Proposal

The proposal relates to a change of use from dwelling house to residential care home in order to provide 9 No. bedrooms, kitchen, dining room and new rear sun lounge. As a result, it also requests that internal alterations are undertaken. Further to this permission is sought for a single storey extension (and the removal of a modern conservatory structure).

The concept of the change of use from residential to a residential care home will not harm the character of the building or the significance of the neighbouring assets.

The proposed works to the interior of the building will have an impact upon the its existing layout. However, it is suggested that the existing interior spaces will have already been affected as part of the previous conversion from out building to a residential use. As a consequence, the current proposal will not result in further harm to the building.

The building has been extended through the introduction of a modern, prefabricated conservatory structure. The design and use of this structure do not relate well to the building itself, and its removal is supported. The proposal to introduce a larger extension in a design more akin to its existing appearance is an enhancement. The success of such a scheme would be dependent upon the use of materials and the proposed joinery. Details of which could be provided to the LPA by way of condition.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or 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 section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).