

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 November 2020 09:04
To: Planning Scanning
Subject: FW: AL/70/20/PL

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 16 November 2020 15:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/70/20/PL

Please upload the below to the above application: Conservation Officer comments

Thank you

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 16 November 2020 10:42

AL/70/20/PL

West Barn Old Dairy Lane Norton PO20 3AF

Residential Mews consisting of 6 No dwellings. This application may affect the Norton Lane, Norton Conservation Area, may affect the setting of a listed building.

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Whilst a statement has been provided, it only provides a basic commentary related to archaeology, and no other heritage assets. Therefore, the application documents do not include an adequate heritage asset assessment, i.e. one which describes the significance of the asset(s) affected along with an assessment of significance and understanding of the potential impact of the proposals on that significance. As a consequence, this information should be submitted during the lifetime of this application. Failure to provide this will mean that a thorough assessment cannot be made. However, in light of this absence, some comments are provided based on my own assessment/observations.

The application site is in close proximity to the following heritage assets:

Conservation area

- Norton Conservation area

Listed Building

- Norton Farm House
- Letterbox Cottage

Locally Listed Building

- Wells gardens and Norton Lodge

The application site is predominantly located immediately adjoining the Norton Conservation area, with access from the lane which runs through the area. It is a linear residential hamlet that 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.

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.

Letterbox Cottage is an C18, Grade II Listed Building of two storeys. It is of flint construction with brick dressings and quoins, all now painted along with a hipped tiled roof and casement windows. It is of aesthetic (fortuitous) significance.

Wells gardens and Norton Lodge are both Locally Listed Buildings and as such are non-designated heritage assets. Their age and appearance contribute towards the character of the area.

The Site

The site is located on the western side of the small settlement of Norton and is sandwiched between residential properties, former agricultural buildings now in residential use and West Barn. With the exception of the former agricultural buildings which only have small amenity spaces, the surrounding residential area is considered to have a relatively low density with large detached houses set in spacious gardens. The site is not wholly within the Norton Conservation Area but a strip of land between the eastern side of a tennis court and the western boundary is within this designation.

The Proposal

The proposal is for the construction for 6 dwellings within a single two storey building in an area currently used by an existing tennis court. The land is also associated with a number of commercial units in the building known as West Barn and an area of hardstanding currently used for car parking.

The proposed units would reflect the layout and design of West Barn, that is to say a similar large building in modern style, with a simple glazing pattern. It would be divided from the existing building by a landscaped courtyard that would provide parking for the proposed units. It would also include an area of hard landscaping to the front of the new terrace with what looks like planters. If constructed, this would almost create an enclave of modern development on the edge of the village/conservation area. This would be in stark contrast from the traditional appearance of the aforementioned former agricultural buildings as well as the buildings located along Norton Lane within the conservation area.

Whilst this approach is understood i.e. reflect the context of the application site, it is also now questioned why the one modern building in the local area has been identified as the precedent for the site when there are plenty of other buildings more appropriate to use as a guide. It is therefore considered that the proposal would be out of character with the more rural, traditional hamlet.

The NPPF states that opportunities for new development within the setting of heritage assets should enhance or better reveal their significance. Therefore, development in this location could take a more traditional, agricultural form/appearance, appearing more as converted traditional agricultural buildings as opposed to a large converted modern agricultural/office structure. Such a development would be similar to the neighbouring converted agricultural buildings and would have a more positive impact upon the conservation area.

The development would share the existing access arrangement that serves the existing employment and limited residential development. This would be from Norton Lane. It is also not clear if the proposal will require improvements to the point of access from Norton Lane, which could potentially have further impact upon the conservation area and listed buildings, especially the Letterbox Cottage which is located almost opposite the entrance.

Conclusion

At present, based on the lack of assessment from the applicant, it is considered that the proposal would be out of character and cannot be described as not causing harm on the conservation area. As a consequence, 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). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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)

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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