

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 March 2021 10:05
To: Planning Scanning
Subject: FW: AL/7/21/L

Amanda Scholes

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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 08 March 2021 14:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/7/21/L

Please upload as consultation for AL/7/21/L

Thanks

Amber Willard
Planning Officer

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Please note I work in policy Tuesday and Friday and am out of the office Thursdays.

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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.
During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments

- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

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

Sent: 25 February 2021 17:36

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: AL/7/21/L

AL/7/21/L

The Long House Nyton Road Westergate PO20 3UP

Listed building consent to replace the tiles on roof, remove a small dormer on rear elevation & replace with a conservation style rooflight & add an identical rooflight.

The Long House is a Grade II Listed Building, which is also located within the Eastergate Square Conservation Area.

The Long House is an C.18 house of two storeys, with four windows. The elevations are painted brick with a Modillion eaves cornice. There is a tiled roof and modern porch. The house is of Architectural and historical significance

The Eastergate Square conservation area is somewhat urban in its character with a close knit grouping of buildings of various styles and ages fronting the main roads, reflecting the historic development of the village at a road junction. The Long House forms an important group with Elm Tree Stores, Shelley House, The White House, Flint House and Nos 1 - 3 Malthouse Cottages in Church Lane.

An important feature of the conservation area is the war memorial which sits at the point where three roads join to form a roundabout.

In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of the Conservation Area. Whilst a busy road runs through the conservation area (and past The Long House), it retains a semi-rural character. It is thought that the conservation area is of architectural and historic significance.

The Proposal

The proposal is to replace the tiles on the roof, remove small dormer on rear elevation and replace it with a conservation style rooflight. A further rooflight is proposed on the same elevation in order to provide for more ventilation into one of the bedrooms.

Whilst the complete replacement of the tiles on a listed building would be carefully considered, it is noted that the heritage statement identifies that the existing ones have been harmed through the use of inappropriate foam insulation. This is unfortunate as it has resulted in unnecessary damage to historic fabric. The complete replacement of the tiles is therefore acceptable in this instance. However, the new tiles should match the existing ones in terms of size, appearance and

colour. Further, the height of the roof should also not change, with any new insulation being appropriate for the listed building. If minded to approve the application, you may wish to view a sample of the proposed tile in order to ensure that it matches the existing ones. This could be achieved by way of condition.

The loss of the dormer and its replacement with a rooflight will not harm historic fabric as this would appear to be a later addition to the building. Whilst the additional rooflight would result in the loss of a very limited amount of historic fabric, it will not cause harm. It is noted that the intention is for the rooflights to be of a conservation style and flush with the roof slope, which is positive. Further, it is noted that the intention is to return the rear elevation of the building to a more appropriate appearance. The location of the rooflights is also such that the conservation area will not be harmed.

Conclusion

It is considered that the proposals will not cause harm to the significance of the heritage assets. 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



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

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