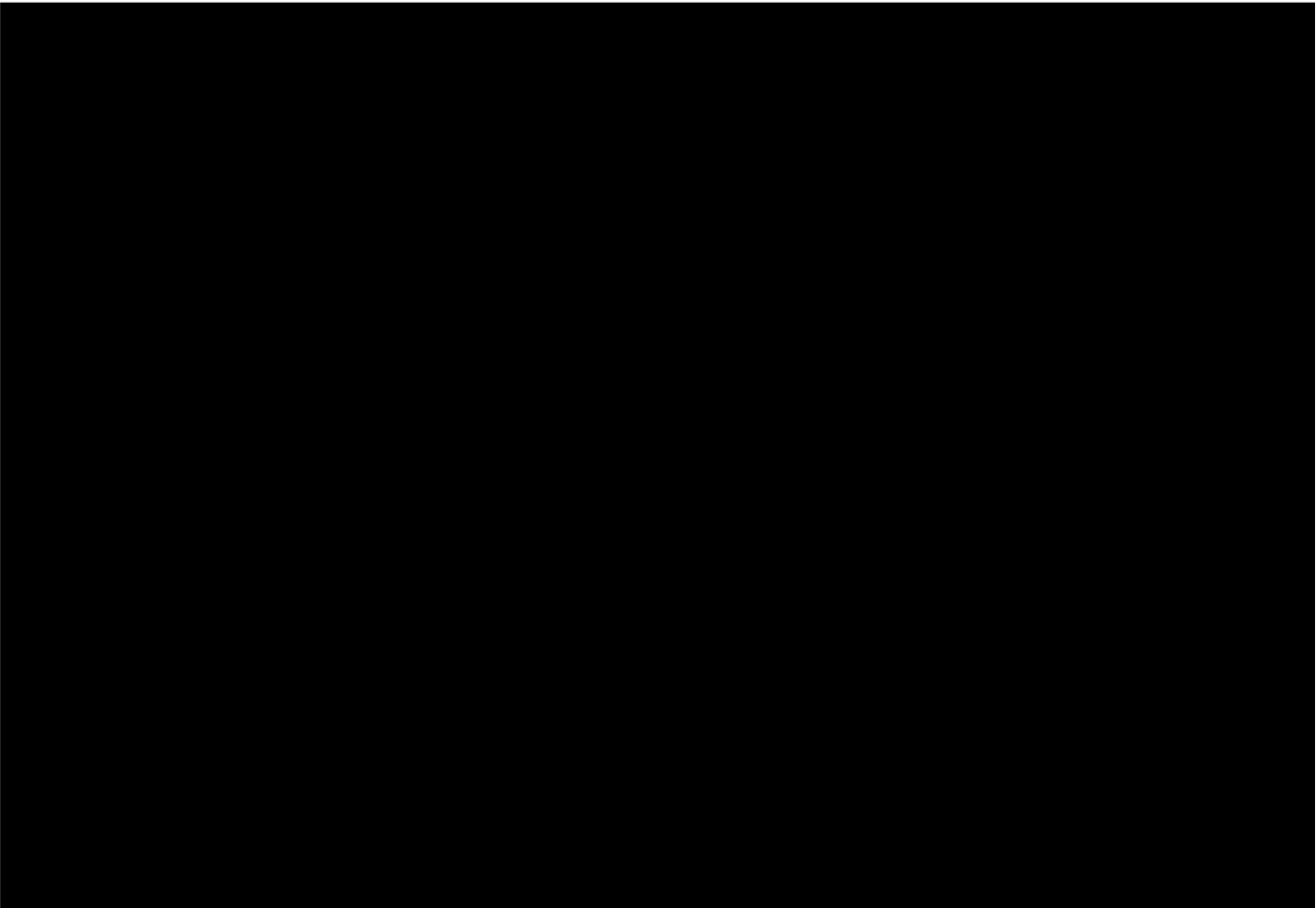




From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 16 August 2021 18:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Norton Farmhouse - AL/86/21/L & AL/85/21/PL - HERITAGE STATEMENT

PLs add attached to case files x 2 as above and label as 'Heritage Statement'

Thanks
Amy

From: David Bennett <[REDACTED]>
Sent: 16 August 2021 09:32
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: James Homer <[REDACTED]> Roger Homer <[REDACTED]>
Subject: Norton Farmhouse

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Amy

As requested in your email of August 3, I enclose a Heritage Statement in support of application AL/86/21/L.

I would be grateful if you would acknowledge receipt.

Regards

David Bennett BArch(Hons) RIBA
The Old Cottage, 10 Vicarage Lane
Felpham, West Sussex, PO22 7EA



**PROPOSED ALTERATIONS AND OUTBUILDING AT NORTON FARMHOUSE, NORTON LANE, NORTON
FOR MR AND MRS R HOMER**

HERITAGE STATEMENT

INTRODUCTION

This Heritage Statement is intended to inform and subsequently seek to justify proposals for planning and listed building consent applications submitted to Arun District Council.

The statement seeks to evaluate the significance of the proposals and the heritage impact that the proposals would have. The statement relates to the construction of a detached garage/workshop and alterations to a single storey part of the building in order to form a separate 2 bedroom dwelling. It is considered that this is a small-scale scheme, being substantially a conversion of an existing range of buildings within its existing use.

In preparing this statement information has been obtained from the National Heritage List produced by Historic England, West Sussex District Council Historic Environment Records

POLICY CONTEXT

This statement has been prepared in the context of National Planning Legislation. Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Section 66 and Section 72 of the 1990 Act. Section 66 states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings, while Section 72 refers to the special regard to be given to the preservation and/or enhancement of conservation areas.

National Planning Policy Framework (NPPF) (July 2018)

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF directs LPAs to apply a presumption in favour of sustainable development and to approve development proposals that accord with the development plan without delay. Where a development plan is absent, out of date or silent, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies as a whole, or where specific policies contained within the NPPF (including those with regard to designated heritage assets) indicate that development should be restricted to some degree.

Planning Practice Guidance (PPG)

National planning guidance has subsequently been adopted in order to guide the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being:

Evidential value: which derives from the potential of a place to yield evidence about past human activity.

Historical value: which derives from the ways in which past people events and aspects of life can be connected through a place to the present.

Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Local Planning Policy and Guidance

This Heritage Statement has been prepared in the context of Local Planning Policy and Guidance.

PROPERTY DESCRIPTION

Norton Farmhouse is located to the west side of Norton Lane and north of Old Dairy Lane to the northwest end of the village of Norton. The site is indicated on the attached extract of Ordnance Survey and aerial photograph. The property is within the Norton Lane Conservation Area, designated 25/03/1998. It is important to note that whereas the original building is designated within the ADC Conservation Area as listed Grade II, the single storey extensions to the south and west of the original building are designated as 'contributing to the character and appearance of the area'.

The principal building is a two storey plus attic storey imposing building with six bedrooms set in the centre of the site, which is now 7,000 square metres, extending to pasture land towards the west. The site is bounded to Norton Lane by brick and flint walling with mature hedges and to Old Dairy Lane to the south by similar walling with mature trees to the adjacent verge.

The building is one of four properties in Norton listed Grade II, the description of the building being as follows:

Listed Grade II, first listed 20/09/1984.

SU 90 NW. Aldingbourne. Norton Lane. 7/447.

Late C18th, two storeys plus attic. 3 windows. Two dormers. Faced with flints with red dressings and quoins. Tiled roof. Glazing bars intact. Doorway with flat hood on brackets. Earlier wing at the back. NGR SU9218906504.

The building has been extended to the west and southwest, the full list of LBC permissions being as follows:

AL/30/96/L	Rebuild of flint wall to front elevation
AL/73/96/L	Dormer window over half landing on west elevation
AL/16/98/L	Single storey extension to rear to provide children's playroom and covered external play/storage area
AL/55/98/L	3 bay garage
AL/60/98/L	Single storey extension to rear to provide children's playroom and covered external play/storage area
AL/56/07/L	Conversion of outbuilding currently used as a garage as ancillary accommodation

AL/34/20/L

Subdivision of existing building to create one bedroom separate dwelling and construction of 4 bay oak framed outbuilding as a garage / workshop

Heritage Significance / Historic Map Appraisal

Norton is a small rural settlement, now substantially residential in nature, the agricultural basis of the settlement being reflected in surviving farming estate cottages and farmhouses. Ordnance Survey records indicate that prior to 1875 Norton Farm was to the east side of Norton Lane, the application building being unnamed and the land to the west of the application building being shown as an orchard. By 1897 the Ordnance Survey shows additional farm buildings to the south, now known as Old Dairy Lane, and this continues through the 1912 survey. By the Ordnance Survey of 1937 the site is named as Norton Farm for the first time, the original Norton Farm to the east of Norton Lane being renamed as Murrayfield House. By the Ordnance Survey of 1975 the orchard has disappeared, being replaced with a number of outbuildings and the main house may have been subdivided into two dwellings, part of the site being described as East Norton Farm.

From the above it appears that the site has been part of a working farm until its conversion to residential use sometime between 1975 and 1995.

Architectural significance

The principal elevation of the main house is to the east facing Norton Lane, a classic balanced 3 bay design under a gable ended tiled roof, dentil coursing in red brick to the eaves, red brick quoins and details to flint walls, all typical of the late 18th century. The south range is of similar detail but irregular window pattern forming an L shape with the east range. The remainder of the main building is probably of an earlier date, now much altered and subsumed into later additions. During the late 20th century significant extensions were added to the west elevation and extending to the southwest, as described in the various permissions listed above, all constructed of flintwork and red brick dressings and quoins similar to the original building under a part tiled / part flat roof but all of lesser quality.

PROPOSED DEVELOPMENT

The development proposed is to subdivide the 20th century single storey extensions from the main building to create a separate two bedroomed dwelling and as such is an alternative proposal to the 2020 permission.

The areas 'lost' to the existing building are a playroom / games room, bedroom and store / workshop. A detached garage / workshop under a hipped tiled roof also forms part of the proposal together with hard landscaping and replacement gates to the existing access onto Old Dairy Lane to the southern boundary. None of the proposed works affect the original listed farmhouse.

ASSESSMENT OF THE IMPACT OF THE PROPOSALS ON THE SIGNIFICANCE OF THE ASSET

Impact on the Historical Value

Insofar as the proposed conversion work within the application is contained entirely within the late 20th century additions the proposal is unlikely to have any significant negative impact on the listed building. The building was first listed in 1984, before the building was extended with the single storey extensions to the southwest. Historically the building ceased to be a farmhouse, its original purpose, many years ago, although it has always had and continues to have a residential use. The subdivision of the building into two dwellings does not change its use and has been permitted before, therefore is unlikely to be of any detriment to the historical value of the asset.

Impact on the Evidential Value

Norton Farmhouse has limited evidential value, having been altered and extended in recent years. The proposal is unlikely to have any further detrimental affect on the evidential value of the site.

Impact on the Aesthetic Value

The single storey sections of the building which are the subject of the these proposals are of lesser quality than the original farmhouse and therefore

there is an opportunity to raise the quality of the finishes in the alterations envisaged to the principal elevations of these single storey sections of the building. The detached garage / workshop building proposed at the south western end of the site is of a traditional design and form and constructed of materials sympathetic to the original building. As such, and given its distance from the original building, it is not felt that this building will have any negative aesthetic impact on the original listed building.

Impact on Communal Value

Communal value derives from the meanings that an asset has for the people who relate to it and to the extent that the building has always been in residential use either as a farmhouse or as a private residential dwelling it is of limited communal value. The proposals will not change the communal value of the site.

Appendices

Ordnance Survey Location Plan

Google Earth aerial photograph

Arun District Council Conservation Area Plan of Norton

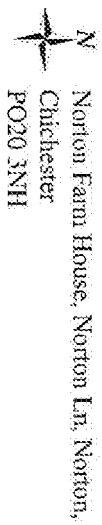
1875-1876 Ordnance Survey Plan

1897-1898 Ordnance Survey Plan

1912 Ordnance Survey Plan

1937-1939 Ordnance Survey Plan

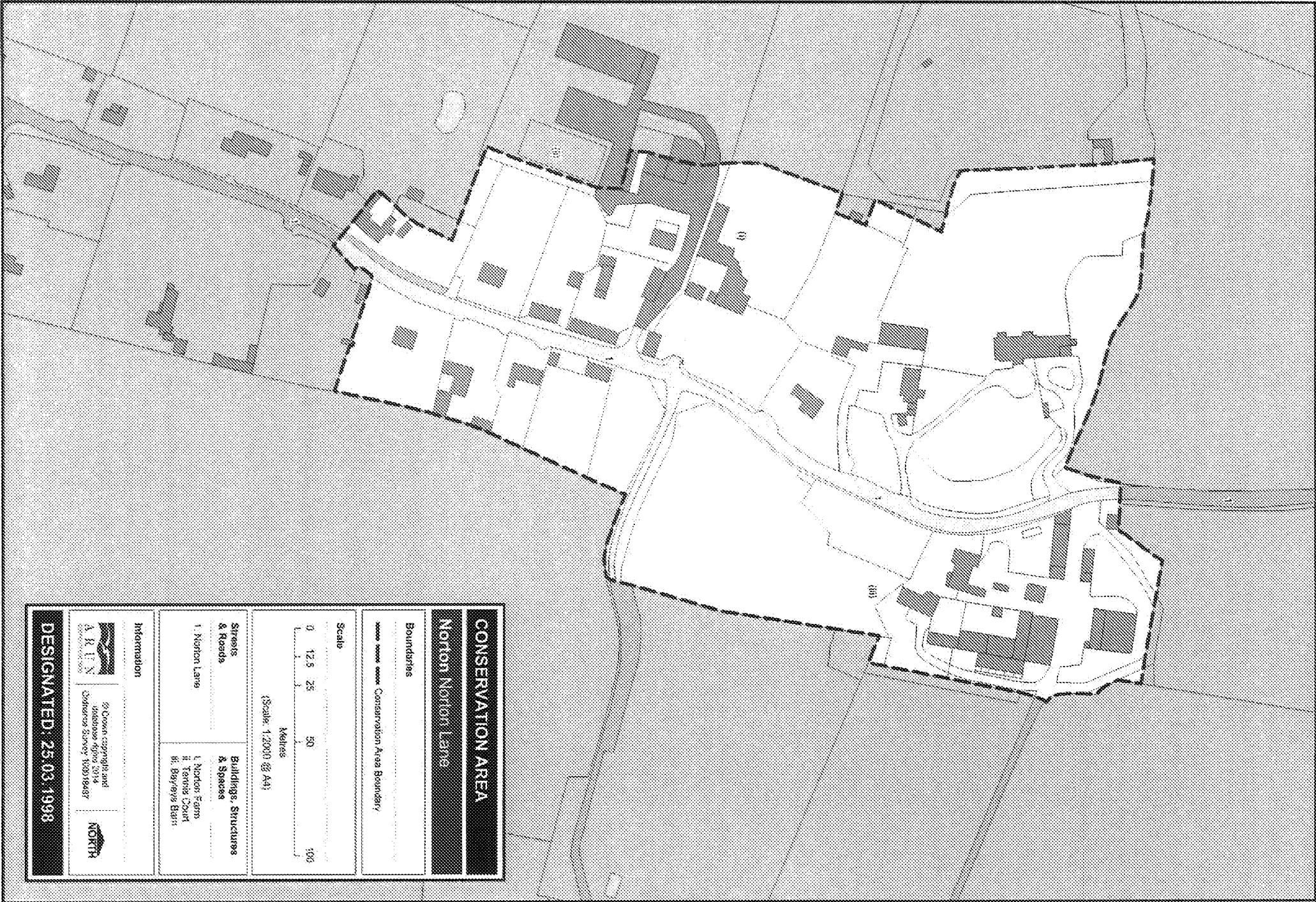
1975 Ordnance Survey Plan



Supplied by: Stanfords 31 Dec 2019
Licence: © Crown Copyright and
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Order Licence Reference: OI1371235
Centre coordinates: 492846 106533

Google Maps Norton Farm House





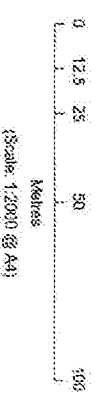
CONSERVATION AREA

Norton Norton Lane

Boundaries

Conservation Area Boundary

Scale



Streets & Roads

Buildings, Structures & Spaces

1. Norton Lane

1. Norton Farm
2. Tarnis Court
3. Bayreys Barn

Information



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Ordnance Survey 100019487



DESIGNATED: 25.03.1998

NORTON

Description of the Character and Appearance of the Conservation Area

Norton is a small, rural settlement lying to the south of the A27 between Tangmere and Fontwell.

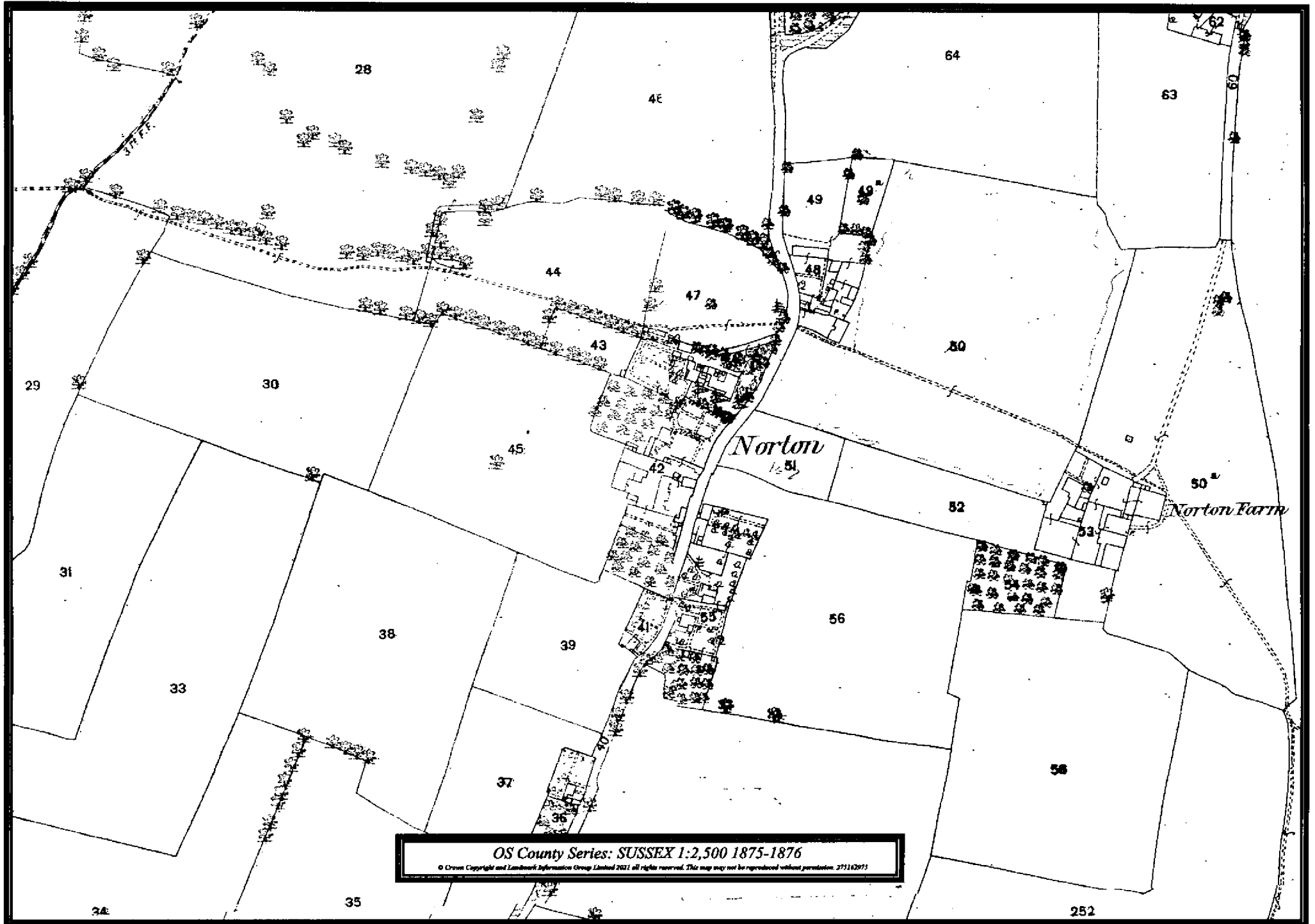
There is a variety in building form, style, age and materials. Although generally street fronted, there is an informality of layout; some of the larger buildings, e.g. Norton House and East Norton Farm House being set well back in their own extensive grounds. Space between buildings is important to the rural character of the settlement. So, too, is the brick and flint boundary walling of various heights, mature hedges and trees and verges. A series of gentle curves in Norton Lane provide a pleasant and attractive sense of enclosure.

Within the Conservation Area, the open spaces between Letterbox Cottage and Norton Grange Farm contribute to the rural character and setting of the settlement.

The agricultural basis of the settlement is reflected in surviving farming estate cottages, a farmhouse and, indeed, two working farms.

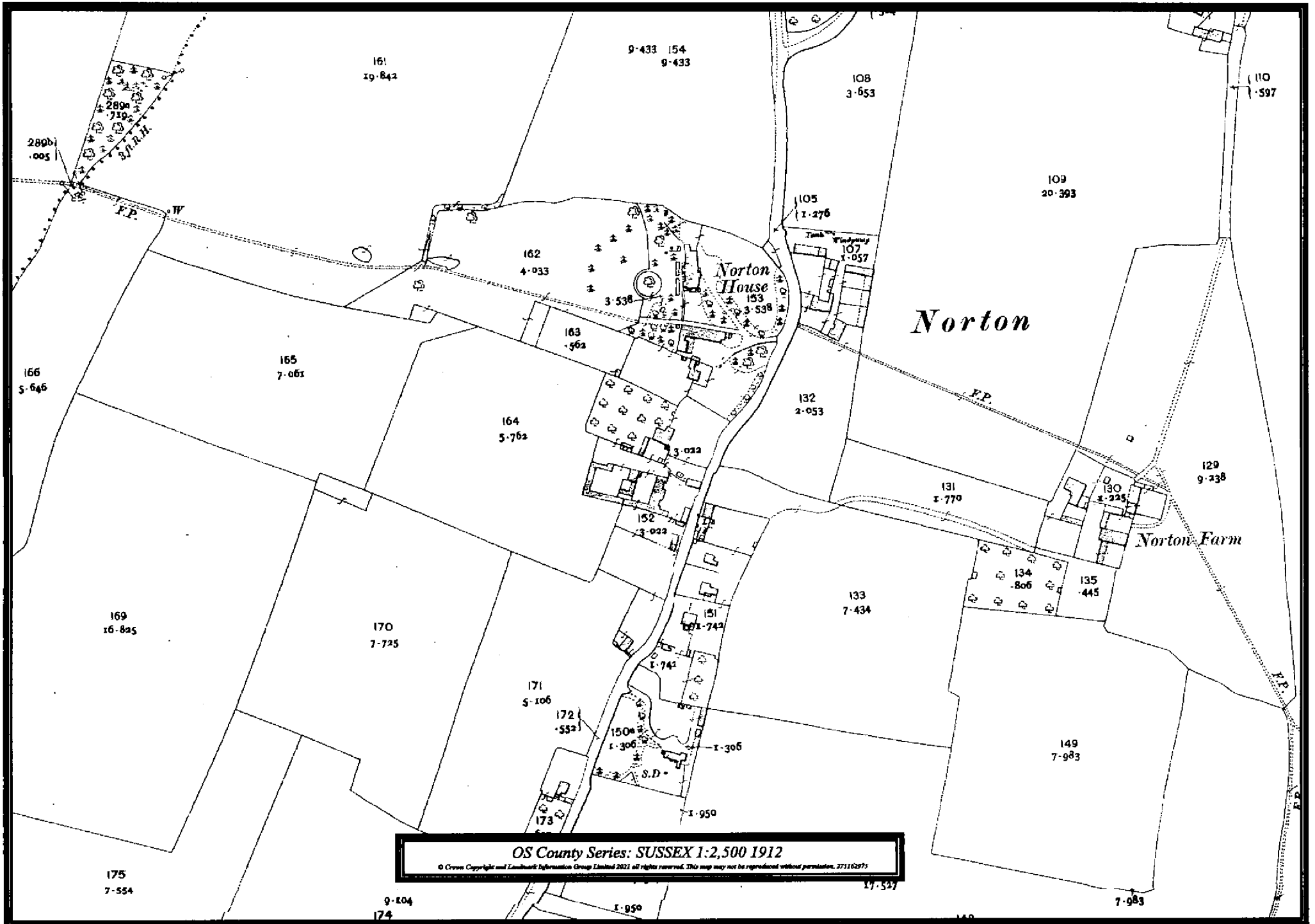
Opportunities for Enhancement

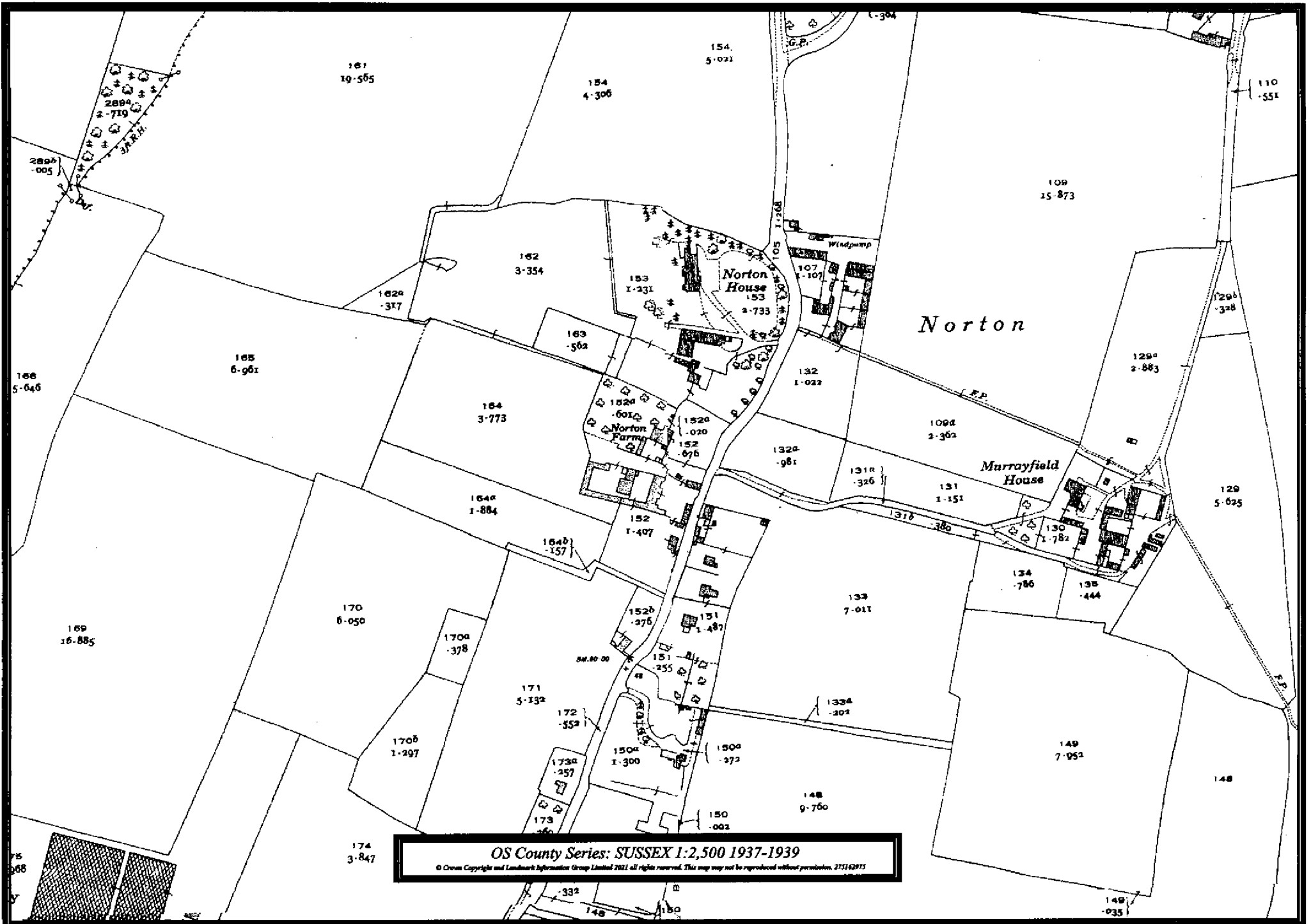
- ♦ Underground overhead telephone/power lines.
- ♦ When appropriate, replace asbestos clad farm buildings at East Norton and Norton Grange Farm with buildings clad in appropriately coloured material.
- ♦ Use of internal rather than external television aerials.



OS County Series: SUSSEX 1:2,500 1897-1898

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