

From: Martyn White <Martyn.White@arun.gov.uk>
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AL/98/19/L

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Whilst the property is not itself listed, it adjoins a listed building, Rose Cottage. Rose Cottage is a two storey C17 or earlier timber-framed cottage with the timbering exposed in one place on the first floor of the west wall but otherwise refaced with painted brick. There is a clay tiled roof and casement windows. A front garden area is enclosed by flint walling. The cottage retains a rural character/aesthetic and is considered to be of aesthetic (fortuitous) significance.

The gate is simple in appearance, and suitable for the neighbouring listed building. In addition, it is of a scale and appearance to not harm the significance of the listed building. In fact, the use of a five-bar gate, is considered to reflect the rural character of the listed building.

Conclusion

It is considered that the 5 Bar gate does not harm the setting of the neighbouring listed building. 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 Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

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