

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	A/39/13/L
Address	5 Long Back Cottages, Angmering
Description	Rear extension at ground and first floor level.
Case Officer	Anita Gardner
Site Visit	1 May 2013

Objection

5 Long Back Cottage is a small listed building that forms part of an historic terrace. The building has retained much of its internal character and features which remain an integral part of its special interest. The cottage is also largely intact in terms of its historic built form and appears to be the only example which has not been harmed by large additions to the rear.

Unfortunately, the scheme proposed here is problematic for a number of significant reasons which all harm this special interest. The accumulated impact of these on the listed building is also excessive and results in a high level of harm. They include the following:

- Removal of an historic staircase.
- Loss of 2no historic doors related to staircase.
- Erosion of the ground floor plan due to opening up of living room.
- Loss of external walling to ground and first floors.
- Loss of historic outbuilding.
- Concealment of rear elevation.
- Inappropriate roof form encroaching on historic roof.
- Use of flat roof.
- Proposed stairs breaching historic envelope.

Small buildings are notoriously difficult to extend, not least because their scale and form often contributes to their historic importance and character. Where they are limited further by their terraced form, extension can prove even more difficult as is the case here.

Ian Wightman
Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.