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

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To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: A/5/20/PL

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*The Tree House Honey Lane Angmering BN16 4AB
studio apartments for holiday accommodation for artists*

Conversion of the Flint Barn & Garage Barn into 2 No.

The site is a former farm and small holding with several barns which are laid out in a small group. These barns include a flint barn, garage barn, 2 storage barns and a glass house as well as an old cow shed and hovel with a grassed area to the front. The barns, subject to this application, are a good example of traditional barns in a traditional farm complex layout and retain many features of interest.

It is stated in the Design and access statement that the farm has been disused for many years, and I have no reason to disagree with this statement, especially as it would appear that a significant amount of former farmland has already been developed for estate housing. Another part of the Glebe Farmland has already been redeveloped for two large detached houses.

The site is accessed via a track which runs through the site and continues on pass a flint cottage and out onto High Street beside Old Well Cottage, which is a Listed Building. The buildings are of aesthetic and historic significance.

The site is within the Conservation Area, which is formed around the historic core of the village. It is located closest to the High Street which is almost entirely residential in use. Properties front on to the street and are a mixture of styles.

A heritage statement has been provided in accordance with the NPPF which has informed by response.

Proposal

The proposal is to convert two of the existing barn structures into studio apartments for holiday accommodation for artists. The concept of the conversion of the existing barn structures is considered to be acceptable as it will ensure that the buildings are put to a good use, which ensure that they are suitably maintained and remain as heritage assets.

The works to the interior of the buildings seem to reflect the existing open character of the former agricultural spaces in that very few new partitions are proposed. Such a proposal shows a clear understanding of what makes these buildings special.

The quality of these works will have a significant impact and it is suggested that these works are kept very simple in terms of their appearance, use of appropriate materials.

It is not clear how much of the existing joinery will remain or if it will be replaced. It is therefore recommended that, if they are to be replaced, that details of all new joinery should be provided to the LPA by way of condition. This will ensure that it reflects the character of the building.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or its/their setting. 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).

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